



HOLT.
COMMERCIAL

Unit G, Templar Industrial Park, Torrington Avenue, Coventry, CV4 9AP

MANUFACTURING/WAREHOUSE UNIT ON ESTABLISHED ESTATE

Summary

Tenure	To Let
Available Size	2,388 sq ft / 221.85 sq m
Rent	£18,000 per annum
Rateable Value	£16,500 1 April 2023
EPC Rating	E (120)

Key Points

- Excellent access to A45
- Midlands motorway network within easy reach
- Good road links to Birmingham International Airport and NEC
- Please note car repair use will not be considered

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Location

Templar Industrial Park holds a prominent position on Torrington Avenue at its junction with Templar Avenue. This established industrial estate is circa 4 miles west of Coventry City Centre. There is good access to the A45 dual carriageway which connects to the A46, M42 and M45 leading to the M1. Tile Hill Railway Station on the Coventry/Birmingham Intercity line is circa 1 mile west.

Description

The unit is of steel frame construction supporting a pitched roof with translucent roof lights. Elevations to the unit are of brick construction to the eaves. There is a clear working height of 4.6 metres.

The unit benefits from roller shutter door, personnel door, kitchen and WC facilities.

It is understood that single and three phase electricity, gas, water and drainage are connected to the property.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit	2,388	221.85
Total	2,388	221.85

Tenure

A new Full Repairing and Insuring Lease will be granted for a term to be agreed.

Rent

£18,000 per annum

Business Rates

Rateable Value (1 April 2023): £16,500.

Service Charge

A service charge is levied to cover maintenance and upkeep of common areas on the park. Further details upon request.

VAT

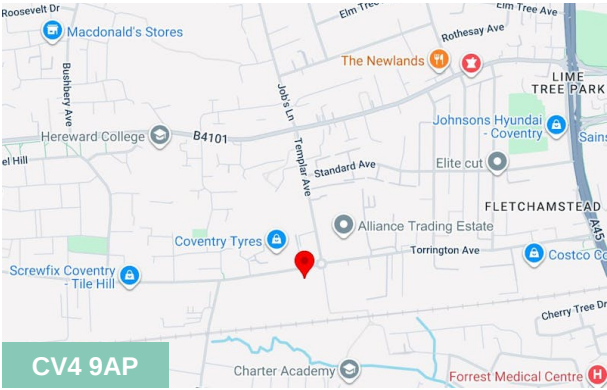
All figures quoted are exclusive of VAT which will be charged if applicable.

EPC

E120

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information



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