



Unit 1 Redland Close, Aldermans Green Industrial Estate, Coventry, CV2 2NP

WORKSHOP/INDUSTRIAL UNIT

Summary

Tenure	To Let
Available Size	990 sq ft / 91.97 sq m
Rent	£12,000 per annum
Rateable Value	£6,700
EPC Rating	D

Key Points

- Located within close proximity to Junction 2 and 3 of the M6
- Available for immediate occupation
- Additional communal car parking

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Location

Aldermans Green Industrial Estate is located approximately 4 miles North of Coventry City Centre. The property is approached from Junction 2 of the M6 via the A4600 onto the B4082 turning right onto Deedmore Road then left into Dutton Road. Redland Close is located on the right.

Description

Unit 1 offers a end-terraced, brick built, industrial unit under an insulated profile metal roof. Internally the property is completely open plan with toilet facilities set within a brick built block which protrudes to the property's front. Vehicular access is via a sliding concertina door (approximately 3.0m wide x 2.9m high). The maximum working height is approximately 3.5m. The unit has undergone refurbishment. Externally the unit has a small enclosed yard to its front as well as use of the communal yard.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Industrial/Warehouse	990	91.97
Total	990	91.97

Services

We are advised that electric, gas and water services are available however interested parties are advised to satisfy themselves with the availability and suitability of each.

Tenure

The premises are available on an effective Full Repairing and Insuring Lease for a minimum term of 5 years.

Rent

£12,000 per annum.

Service Charge

The Council will maintain the common parts of the Estate and recover costs via a Service Charge. We understand the Service Charge for the current year is approx £281. Additionally, a contribution of approx £90 per annum will be payable towards the estate Sinking Fund.

Management Charge

Please also note that there is a standard additional Management Charge of 5% of the rent collected with the rent quarterly in advance to cover the cost of the rent collection process.

Insurance

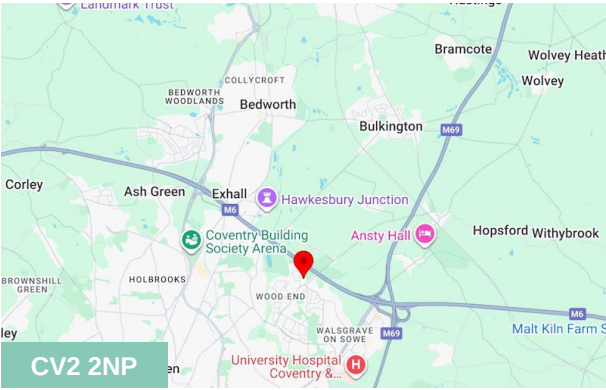
The tenant will be responsible for reimbursing the Landlord for the cost of insuring the building. For the current year we understand this is approx £215.

VAT

The estate is not VAT elected; however VAT will be applicable on ret and all other charges for storage use.

Legal Costs

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



Viewing & Further Information



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