

Voltacon UK, Burnsall Road Industrial Estate, Burnsall Road, Coventry, CV5 6BU

TWO SELF CONTAINED INDUSTRIAL UNITS WITH OFFICE SPACE

Summary

Tenure	To Let
Available Size	1,870 sq ft / 173.73 sq m
Rent	£19,500 per annum
Rateable Value	£14,250 (1 April 2023)
EPC Rating	D

Key Points

- Excellent transport links via A45
- Modern commercial units
- Availability upon request
- Coventry City Centre circa 3 miles

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Location

Burnsall Road Industrial Estate is a well established commercial and industrial hub located on Burnsall Road in the Canley area of Coventry. Positioned just off the A45, the estate benefits from excellent transport links to Coventry City Centre (approximately 3 miles east), the M6 and M42 motorways and Birmingham International Airport.

The estate features a mix of industrial units, warehouses and office space accommodating a variety of light industrial, engineering and technology firms.

Description

The site contains two, modern, self contained industrial units comprising warehouse space, offices and a fitted showroom. The property benefits from solar panel installation and energy efficient LED lighting throughout.

Mains electricity, water and drainage are connected to the property. We understand that gas is available although this is capped off at present.

There is parking provision with the property.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 1	570	52.95
Unit 2	1,218	113.16
Mezzanine	81	7.53
Total	1,869	173.64

Rent

£19,500 per annum.

Tenure

The property is available by way of a new Full Repairing and insuring Lease for a term to be agreed.

Rateable Value

£14,250 (1 April 2023)

VAT

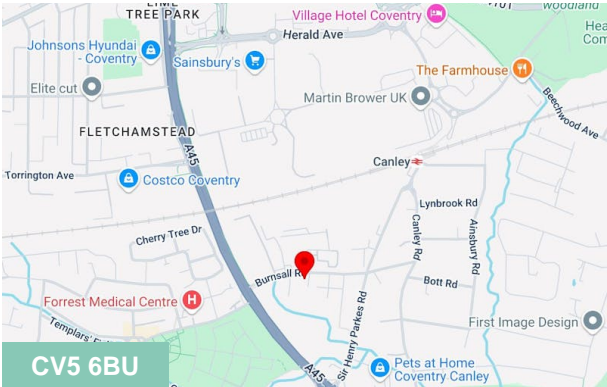
We are advised that VAT is applicable.

Legal Costs

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

Anti Money Laundering

In accordance with AML Regulations two forms of ID and confirmation of sources of funding will be required from the successful or occupant(s).



Viewing & Further Information



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