



Units 2 & 3, Off Kelsey Close, The Quadrant, Nuneaton, CV11 6RS

INDUSTRIAL UNITS AVAILABLE EITHER COMBINED OR SEPERATLEY

Summary

Tenure	To Let
Available Size	3,083 to 6,182 sq ft / 286.42 to 574.33 sq m
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Available combined or separately
- Well located on an Established Industrial Estate
- Steel portal frame construction
- Generous parking availability on site

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Location

The estate is situated within a well establish industrial area and well-connected in the heart of the distribution network, approximately five minutes drive from the A5 and 10 minutes to the M6 and M69. The units are approximately 1.5 miles drive South East of Nuneaton town centre and less than 10 miles drive from Coventry City centre.

Description

The units are mid terrace and end of terrace and are of steel portal frame construction, with brick/block and clad elevations. Each unit benefits from roller shutter and personnel access with a generous parking availability. Within the units are small WC, Kitchen and reception/office type facilities located at the front of the unit on ground floor level and benefit from LED strip lighting within. The units can be taken combined or separately subject to terms and contract. The units are not interconnected currently.

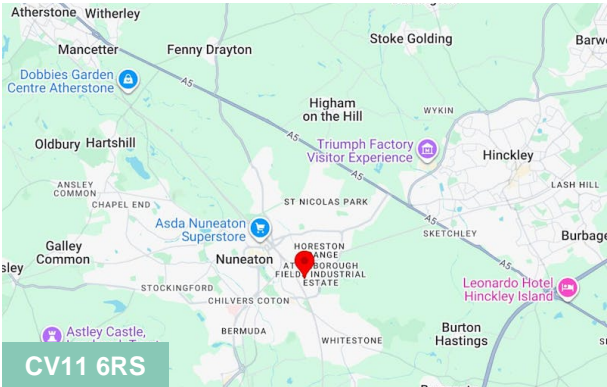
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 2	3,083	286.42
Unit 3	3,099	287.91
Total	6,182	574.33

Terms

The units are available via a new lease on terms to be agreed and strictly subject to a surrender of existing leases.



Viewing & Further Information



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