



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET
£39,000 Per annum

INDUSTRIAL WAREHOUSE, GOLF DRIVE
NUNEATON | CV11 6QF

- 8073 sq ft GIA
- Eaves height 6m
- 150KVA 3 phase electricity supply with the addition of 50kw Solar PV supply

LOCATION

The property is situated on Golf Drive, Nuneaton, CV11 6QF, on the outskirts of the town. It benefits from a strategic position approximately 2.6 miles from Nuneaton town centre, 4.5 miles from the A5, and 5.6 miles from the M69, offering convenient access to both the M1 and M6 motorways.

DESCRIPTION

The property comprises a recently refurbished, single-storey industrial warehouse of steel portal frame construction with insulated cladding, extending to approximately 750 sq m (8,073 sq ft). It is equipped with two powered roller shutter doors measuring approximately 4.9 m x 5.5 m each. Benefiting from two WC's and purpose built kitchen/staff area.

Internally, the warehouse benefits from a generous eaves height of 6 metres, a substantial 150 KVA three-phase power supply, and an additional 50 kW Solar PV system. The property holds an excellent Energy Performance Certificate (EPC) rating of A (21).

Externally, there is a spacious yard with a canopy of approximately 1,950 sq ft, providing ample parking and loading facilities.

ACCOMMODATION

The Property has been measured on a Gross Internal Area basis as defined within the RICS Code of Measuring Practice and provides 8,073 Sq. Ft (750 Sq .M).

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £34,000. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of A (21). A Copy of the certificate is available upon request.

TERMS

The Property is available by way of a new lease direct with the Landlord on terms to be agreed.

VAT

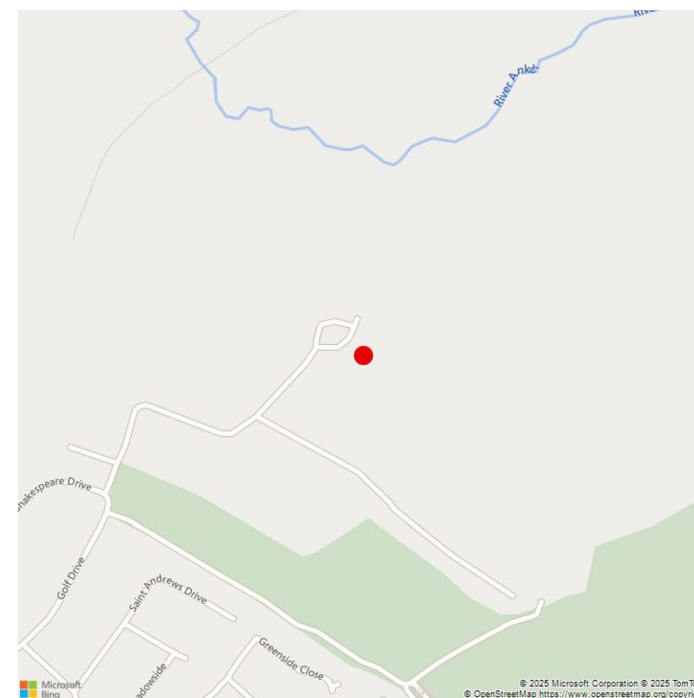
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

Each party to bear their own legal expenses.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

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