



TO LET

MODERN INDUSTRIAL UNIT

Unit 3E Eden Business Park, Dunns
Close, Nuneaton, CV11 4NE

6.1m minimum eaves height



Manual up and over door



Disabled WC facilities



Mezzanine with kitchenette



GIA - 2,519 sq ft (234 sq m)



LOCATION

Eden Business Park is located in Attleborough, Nuneaton, in an established industrial area. The premises are situated on Dunns Close, off Caldwell Road which is located within 3 miles of the A444 and A4254. The A444 leads directly to Junction 3 of the M6 which is within 3 miles. The premises provide excellent access to the Midland's motorway network including M1, M6, M40, M45 and M69.

Nuneaton is located approximately 24 miles east of Birmingham and 9 miles north of Coventry. Motorway access to the town is extremely good, being 5 miles north of the M6 junction 3 and having good links to the M69/M1 and M42 motorways. Rail services to London Euston are available from 58 minutes. Major facilities include Ropewalk Shopping Centre and the Abbeygate Shopping Centre.

DESCRIPTION

The property comprises a modern, mid-terrace industrial unit of steel portal frame construction with steel sheet elevations and to the pitched roof over.

The minimum internal eaves height is 6.1m and the property benefits from solid concrete floors, manual up and over door (3.6m width x 4.8m height) and disabled WC facilities. There is a mezzanine within the unit with kitchenette facilities.

Externally, there is a tarmac loading area with disabled parking space adjacent and a further two car parking spaces opposite from the property.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Industrial	1,748	162.39
First	Mezzanine	771	71.63
		2,519 Sq Ft	234.02 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the property. We understand mains gas is available but not connected to the property.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Nuneaton & Bedworth Borough Council is:

Rateable Value: £23,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £25,000 per annum exclusive. The ingoing tenant will be responsible for the annual estate service charge believed to be in the region of £400 per annum.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(94)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

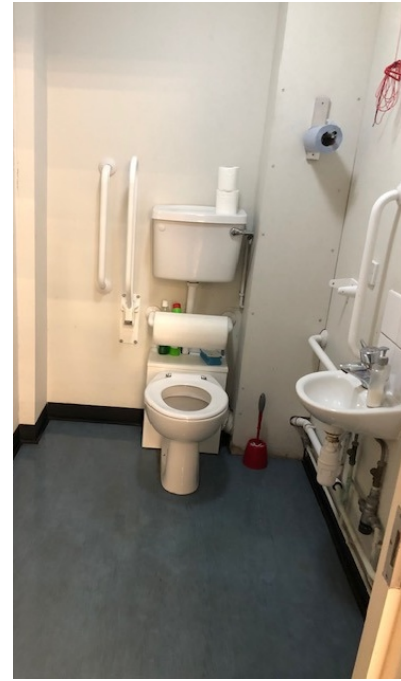
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

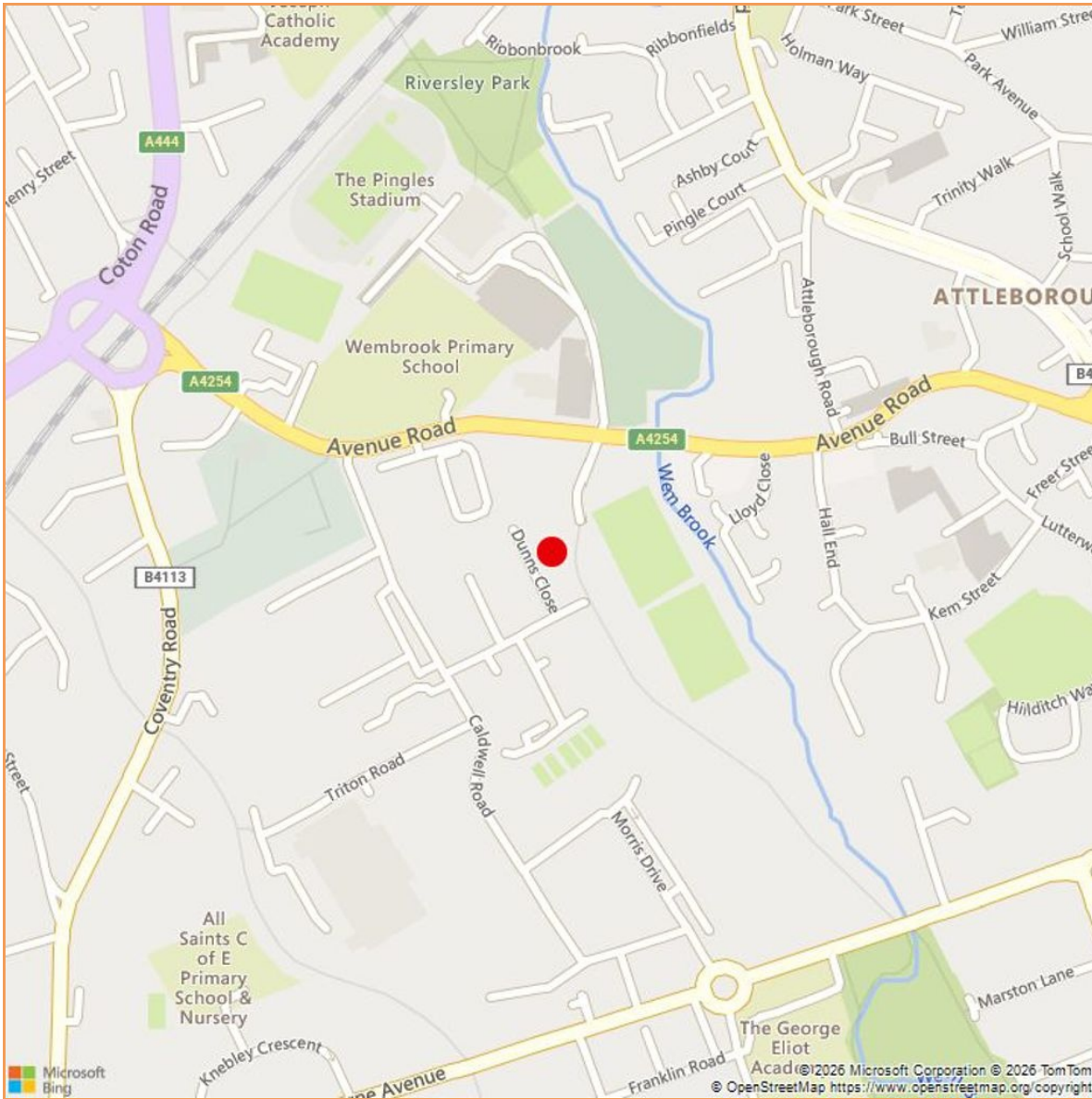
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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