

wards
Commercial

FOR SALE

INDUSTRIAL PREMISES

Units 9 10 & 11, Aston Road,
Nuneaton, CV11 5EL

Situated on the fringe of Nuneaton town centre

Two roller shutter access doors

3m lowest working height

Shared yard area and 3 car parking spaces

GIA - 5,263 sq ft (489 sq m)

LOCATION

The subject property is located on Aston Industrial Estate, which is accessed from Aston Road in the Abbey Green area of Nuneaton. Aston Road links Central Avenue with Jodrell Street, which in turn lead to the A444 Nuneaton ring road and the A5 Watling Street respectively. The surrounding area comprises a mixture of residential and commercial uses.

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 subject property comprises industrial premises of solid brickwork construction surmounted by a north light roof supported by steel roof trusses. The working height ranges from 3.25m to 3m at the lowest.

Internally, the property comprises mainly open industrial areas with partitioned office and WC facilities, along with a mezzanine office and storage areas. There is a manual roller shutter door (2.4m width x 2.6m height) to Unit 9 and an electric roller shutter door to Unit 11 (3.2m width x 2.8m height). The property benefits from solid concrete floors, security grills to windows and LED lighting.

Externally, there is a shared concrete yard area to the front elevation and three car parking spaces in the shared car park.

ACCOMMODATION

In more detail, the accommodation comprises the following on a basis:

		SQ FT	SQ M
Ground	Unit 9	808	75.06
Ground	Unit 10	2,542	236.15
Ground	Unit 11	1,846	171.49
First	Office	67	6.22
		5,263 Sq Ft	488.93 Sq M

SERVICES

We understands mains gas, electricity, water and drainage are connected to the subject 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 Nuneaton and Bedworth Borough Council is:

Rateable Value: £26,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The subject property is available, subject to vacant possession, at offers over £275,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(74)

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.

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

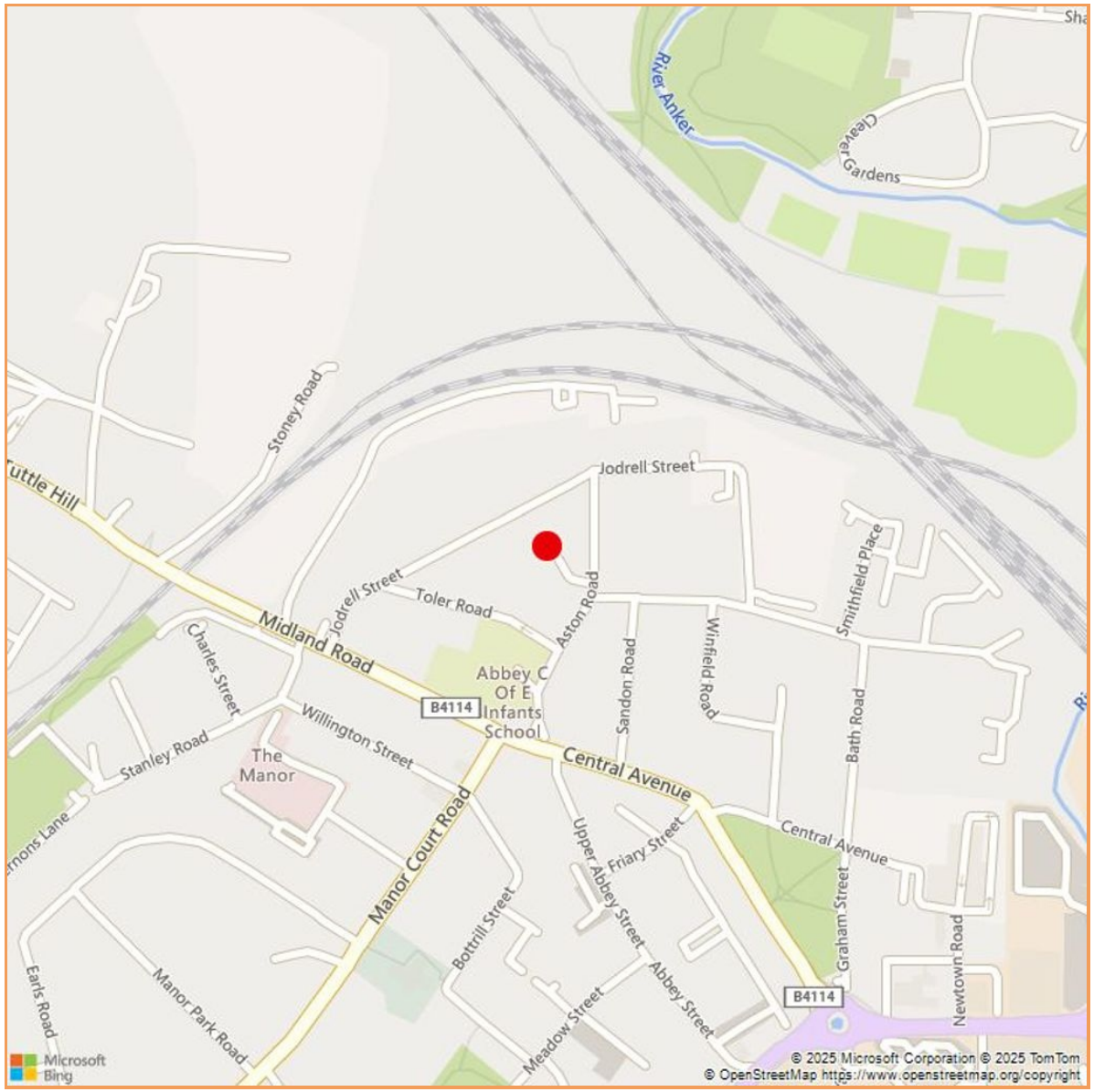
Please note that any plans contained within these particulars are for identification purposes only.

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.









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