



## TO LET

### END OF TERRACE INDUSTRIAL UNIT

Unit 24 Alliance Close,  
Nuneaton, CV11 6SD

Established industrial estate location  
with excellent access to the regional  
road network



Benefiting from ground and first floor  
offices, canteen and WC facilities.



Roller shutter access



Rental incentives available



GIA - 2,838 sq ft (263.6 sq m)



## LOCATION

The subject property is located on Alliance Close on the Attleborough Fields Industrial Estate in Nuneaton, which is accessed from the A4254 Eastboro Way, which provides access to the A47 Hinckley Road and in turn the A5 and regional road network thereafter. The property is situated towards the end of Alliance Close in a cul de sac.

Nuneaton is a busy market town in north Warwickshire with a population in the order of 86,500 (Local Authority - 129,000). Nuneaton railway station offers regular services to London Euston, Birmingham New Street, Leicester and further afield. The town benefits from excellent local road communications with the M69 at Hinckley and the M6 at Bedworth.

## DESCRIPTION

The property comprises an end of terrace industrial unit constructed of steel portal frame offering office accommodation at both ground and first floor levels with a warehouse area served by a roller shutter door. The property also benefits from canteen and WC facilities. The approximate eaves height is 5.5m. Externally, there is parking for circa 6 vehicles with an additional grassed area adjacent to Townsend Drive.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Warehouse	1,461	135.73
Ground	Office	312	28.98
First	Office	977	90.76
First	Mezzanine	88	8.18
		2,838 Sq Ft	263.65 Sq M

## SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property.

## BUSINESS RATES

As a result of web enquiry only, we are informed that the entry appearing in the Rating List of the Nuneaton & Bedworth Borough Council is:

Rateable Value: £16,250

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 £18,000 per annum exclusive.

## LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's reasonable legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(107)

## 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.

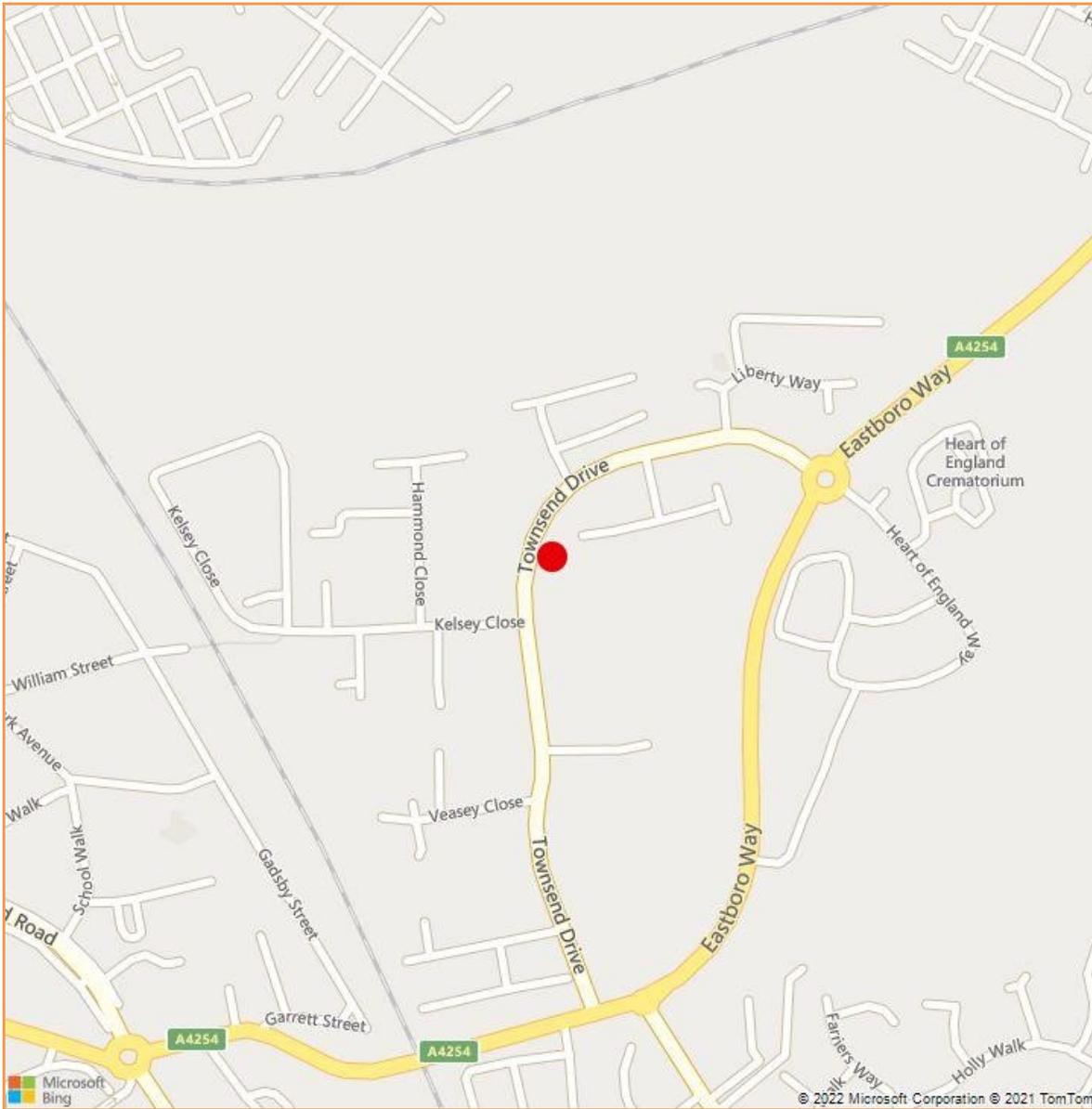
## NOTE RE: PLANS

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](http://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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