



TO LET

INDUSTRIAL UNIT

Unit 4C, Carlyon Road,
Atherstone, CV9 1JE

Secure yard area to the rear



Car parking to the front elevation



Two offices, kitchen and WC facilities



Concertina loading door



GIA - 3,520 sq ft (327 sq m)



LOCATION

The subject property is located on Carylton Road, within the established Carylton Road industrial estate. Carylton Road itself allows easy access to the B4111 Atherstone to Nuneaton road and also the A5 which in turn gives access to most of the Midlands motorway network. The rear of the property is accessed from Racemeadow Road. The property benefits from good access for HGVs.

Atherstone is a small market town in Warwickshire. Atherstone benefits from good road access, being located just off the A5(T) which provides convenient access to the M69 at Hinckley and the M42 at Tamworth. Atherstone railway station provides regular services to London Euston and Crewe.

DESCRIPTION

The subject property comprises a semi-detached industrial unit located on the established Carylton Road Industrial Estate in Atherstone. The property benefits from two ground floor offices, kitchen and WC facilities and mezzanine storage areas to the first floor. There is a rear concertina loading door (4.24m width x 3.39m height) and the eaves height is 3.65m.

Externally, there is a concrete surfaced car park to the front elevation and a secure yard area, accessed from Racemeadow Road, to the rear elevation.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	2,298	213.48
Ground	Offices	529	49.14
First	Mezzanine	693	64.38
		3,520 Sq Ft	327.01 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating to the offices is by way of electric panel heaters and there is a wood pellet blower to the warehouse area.

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 North Warwickshire Council is:

Rateable Value: £16,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £24,000 per annum exclusive.

A service charge will be levied to cover the maintenance of the estate.

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(100)

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.

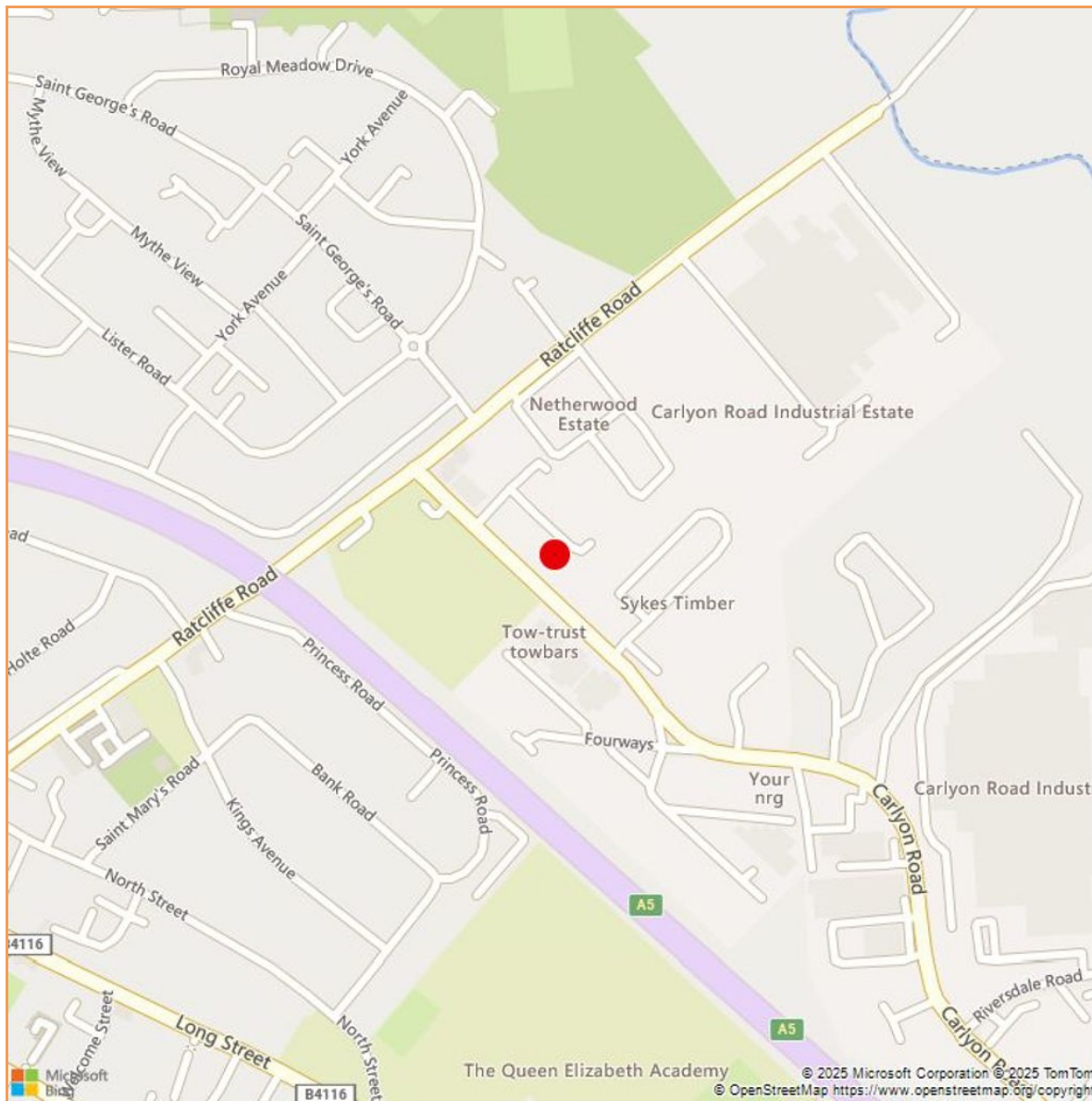
NOTE RE: PLANS

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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