

**HIGH QUALITY INDUSTRIAL UNIT**



**UNITS 1 & 2, EASTBORO FIELDS, NUNEATON, CV11 6GL**

To Rent: £67,000 per annum

10,140 sq ft (942.04 sq m)

## Description

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The property comprises an attractive modern industrial warehouse building, divided into a racked warehouse and three workshops. To the front of the building are offices with kitchen and WC facilities. At first floor level, there is a mezzanine suitable for storage, and a series of offices suites. The unit benefits from an eaves height of 6.9m, gas blower heater in the workshop area and gas central heating in the offices.

The building is accessed via two electric up and over doors, as well as pedestrian entrances. Externally, there is an ample designated car park with 24 marked spaces.

## Summary

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- Popular industrial location
- Suitable for a variety of uses
- Excellent parking provision
- Electric up and over doors
- Ground and first floor offices
- Racking



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## Location

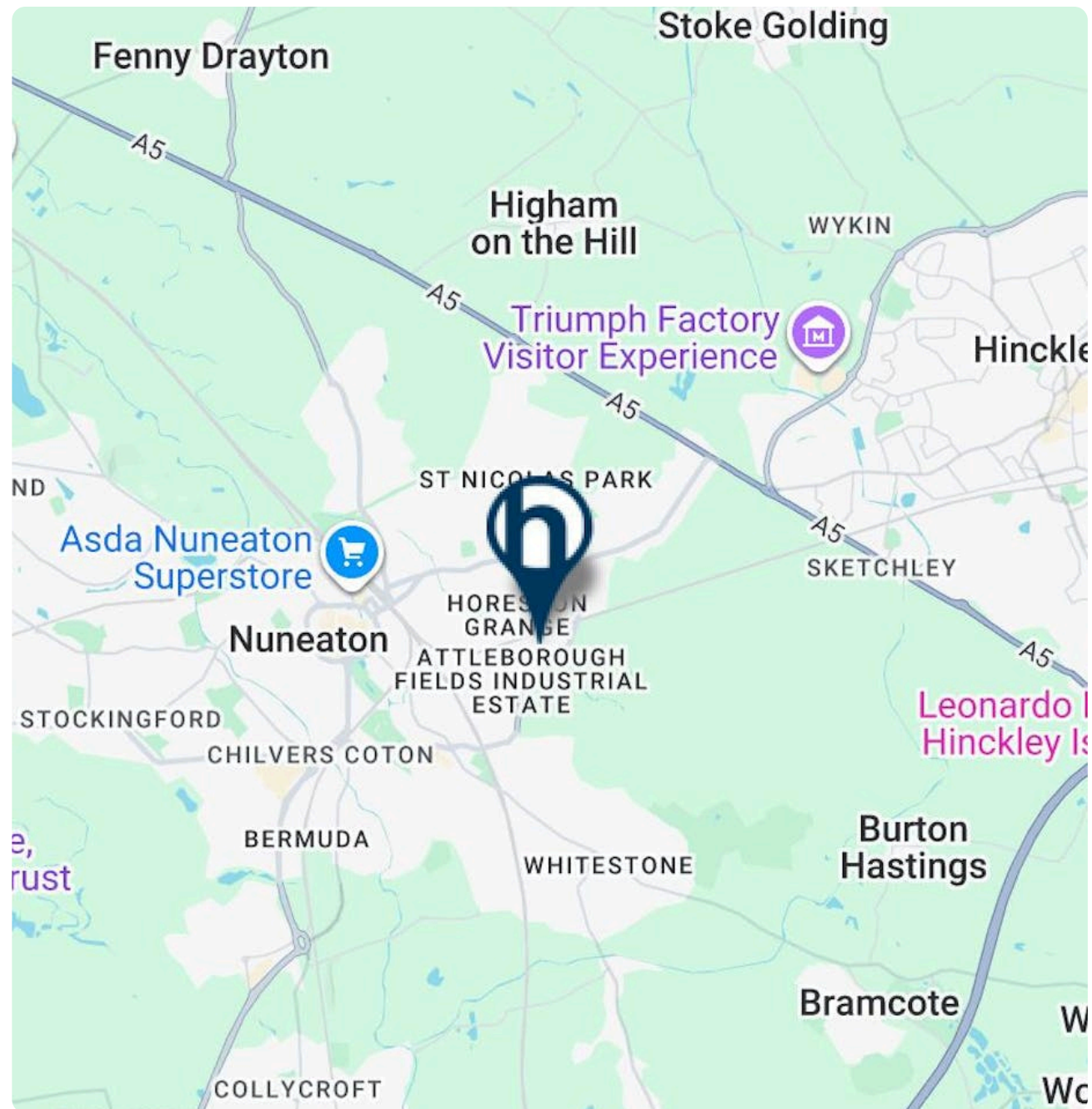
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The property forms part of a development of good quality business units on the popular Hemdale Industrial Estate which is easily accessed from Eastboro Way (A4254). Nuneaton town centre and railway station are just over 2 miles to the east. The M69 and M6 are 4.5 miles and 5.7 miles away respectively, providing excellent access to Coventry, Leicestershire, Birmingham and beyond.

## Connectivity

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-  M69 J1 (4.5 miles)
-  M6 J3 (5.7 miles)
-  Nuneaton (2.1 miles)



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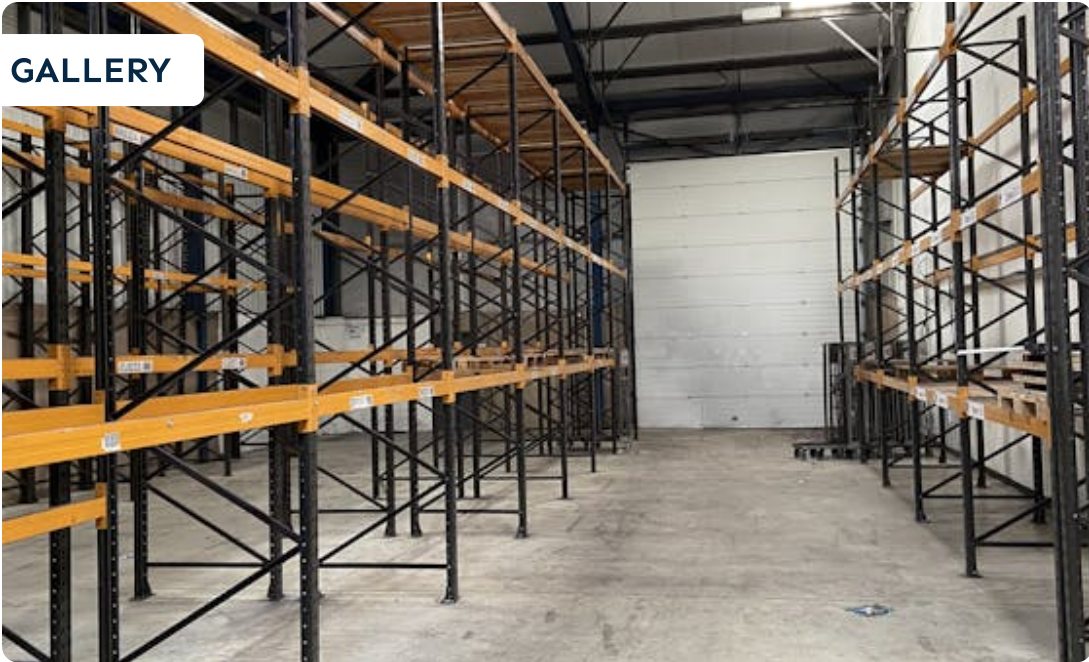
**GALLERY**



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Total area: approx. 907.4 sq. metres (9767.4 sq. feet)  
All efforts have been made to ensure the accuracy of the information provided in this document. However, it is for guidance purposes only. Please refer to the relevant planning documents for further details.

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## ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Workshops	4,302	399.67	-	Available
Ground - Warehouse	2,696	250.47	-	Available
Ground - Office & amenities	1,173	108.98	-	Available
1st - Mezzanine	482	44.78	-	Available
1st - Offices	1,487	138.15	-	Available
<b>Total</b>	<b>10,140</b>	<b>942.05</b>		

## TERMS

Available by way of a new sublease on terms to be agreed.

## RENT

£67,000 per annum

## EPC

D (92)

## VAT

Applicable

## BUSINESS RATES

Rateable Value: £65,500

Rates Payable: £36,352.50 per annum

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 03/10/2025

## LEGAL FEES

Each party to bear their own costs

## POSSESSION

Available Immediately

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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