



Unit 4 Manor Road Industrial Estate, Mancetter, Atherstone, CV9 1TE  
Guide Price £200,000

HOWKINS &  
HARRISON

# Unit 4 Manor Road Industrial Estate Mancetter Atherstone CV9 1TE

## Features

- 2,270 sq.ft
- Vacant Possession
- Warehouse & Office Space
- Established Business Park

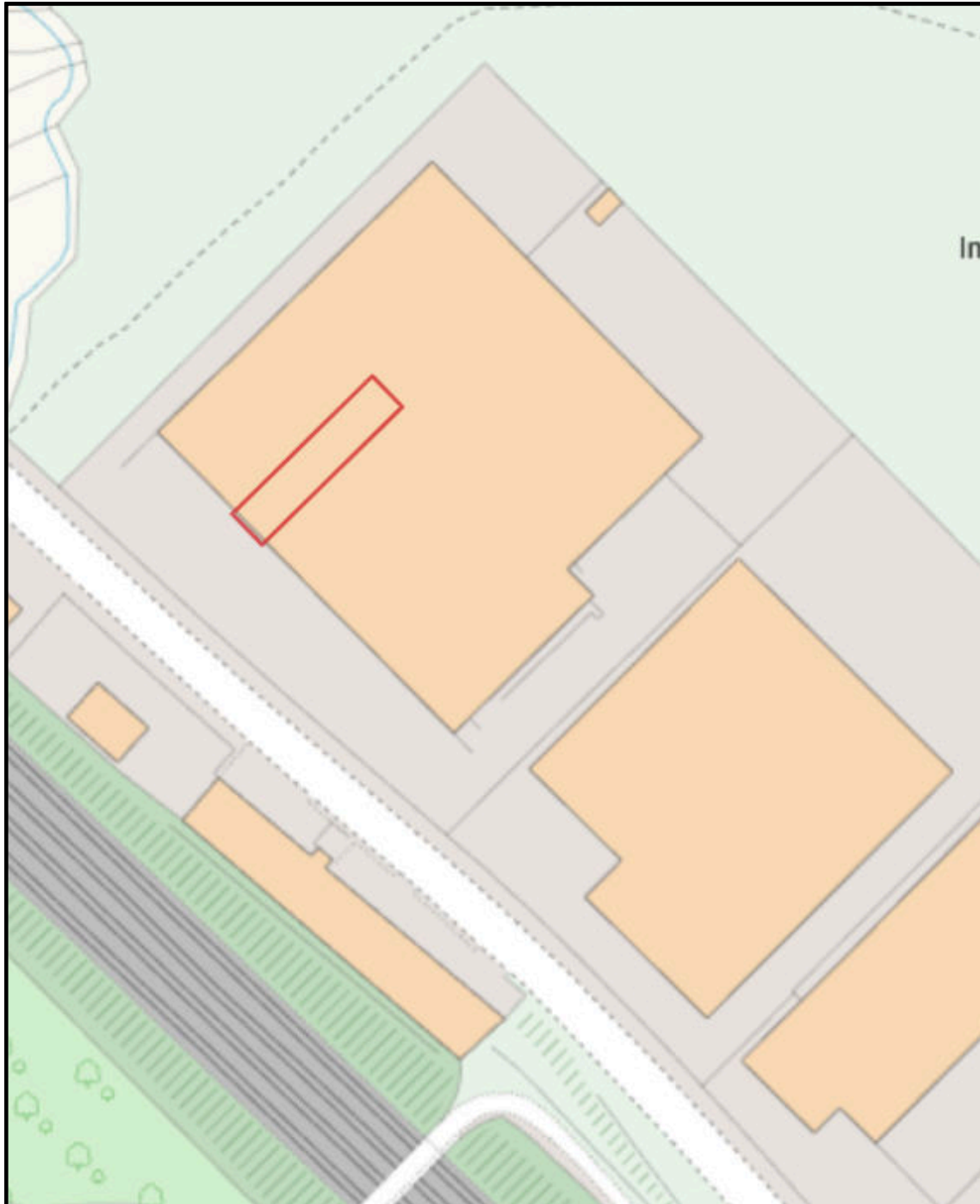
## Description

An exciting opportunity to purchase a unit on the established Manor Road Industrial Estate, benefiting from excellent transport links with both the A5 and M42 in close proximity.

The unit has both warehouse and office accommodation, making the unit suitable for a range of users and also includes a kitchen and toilet facilities.

Unit 4 would be suitable for both investors looking for a buy to let property and also owner occupiers due to its flexible floorspace and suitability for a range of users.





## Location

The unit is situated on Manor Road Industrial Estate located close to the centre of Atherstone.

Benefitting from excellent transport links, the property is approximately 0.9 miles from the A5 and approximately 6.8 miles from Junction 10 of the M42.

## Tenure and Possession

The freehold of the property is being sold, with vacant possession given upon completion.

## Method of Sale

The property is being sold by private treaty.

## Local Authority

North Warwickshire Borough Council

## Business Rates

The current rateable value is £17,500

## EPC

The current EPC rating is E (124)

## Services

The property benefits from connectivity to mains water, electricity, gas and drainage.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison please call Lily Taylor on 01530 877977 (option 3).

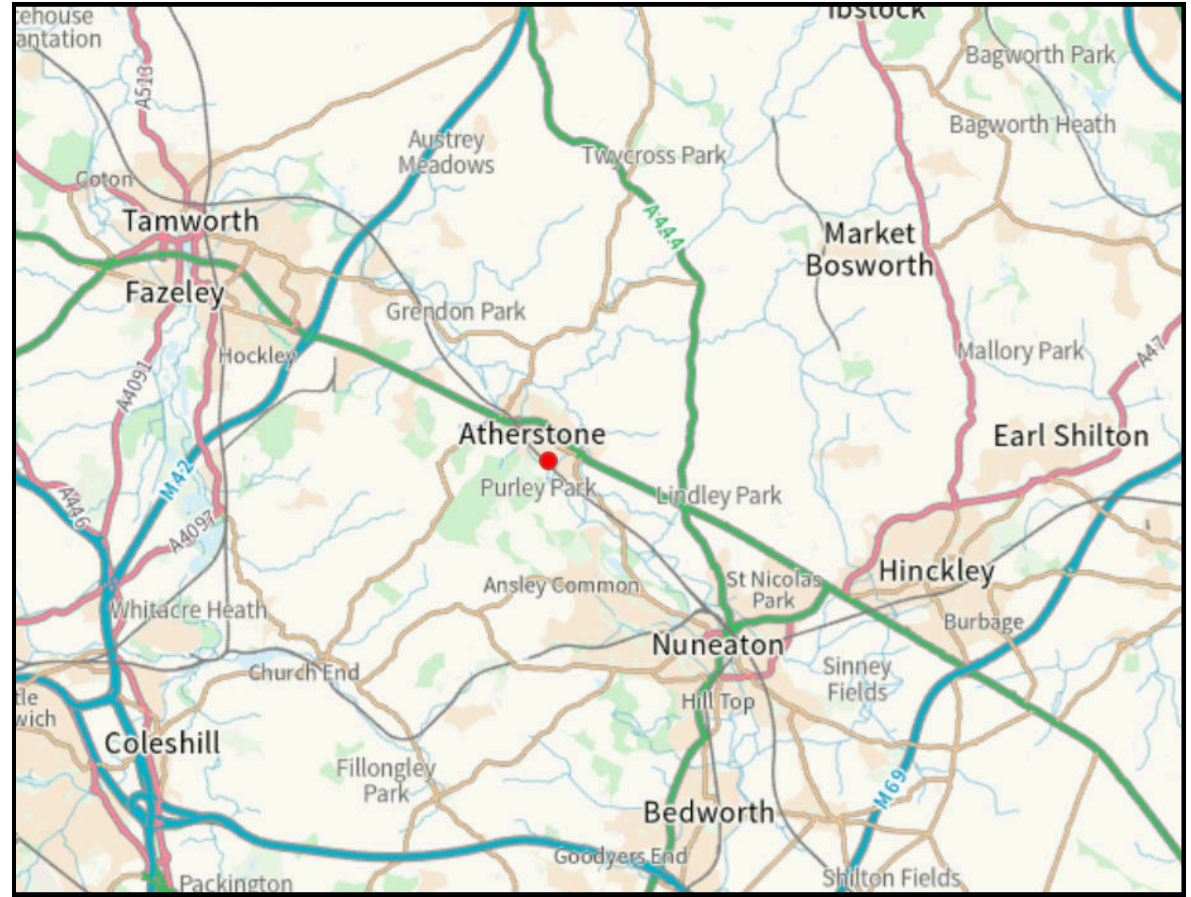
## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

## Anti Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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