

Compact Workshop / Storage Unit To Let

Unit 25, Lythalls Lane Industrial Estate

Coventry, CV6 6FL



724 Sq Ft



Maximum working
height 4.00 m



Shared loading yard



Single concertina
door

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Location

Lythalls Lane Industrial Estate is located to the northern side of Coventry, just off the A444 at the Foleshill Road roundabout.

The Industrial Estate is within 3 miles of the city centre and the M6 (J3).

Specifically, the unit is located at the northern entrance to the estate.

Description

The unit consists of traditional brick and blockwork construction under an inverted pitched roof.

Access to the unit is via a single concertina door and the maximum working height is 4.00 m.

Externally the unit has demised car parking spaces to the front.

Accommodation

Floor Area	Sq M	Sq Ft
Warehouse	67.26	724
TOTAL (GIA)	67.26	724

Terms

The property is available to let on a new full repairing and insuring lease for a minimum term of three years. Further details are available on application.

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Business Rates

The subject property has a rateable value of £5,400.

EPC

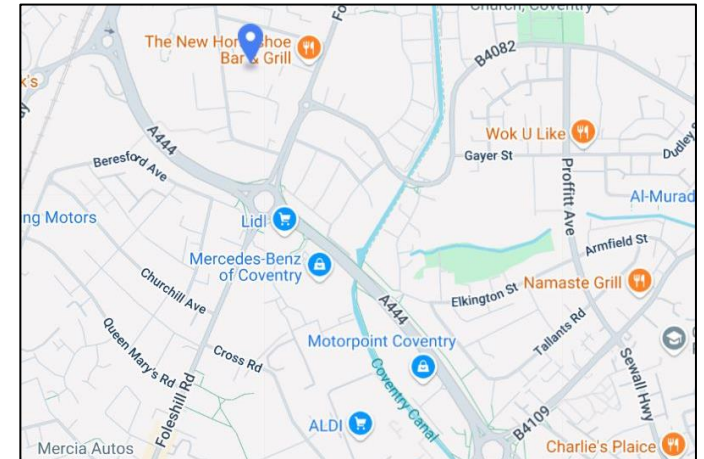
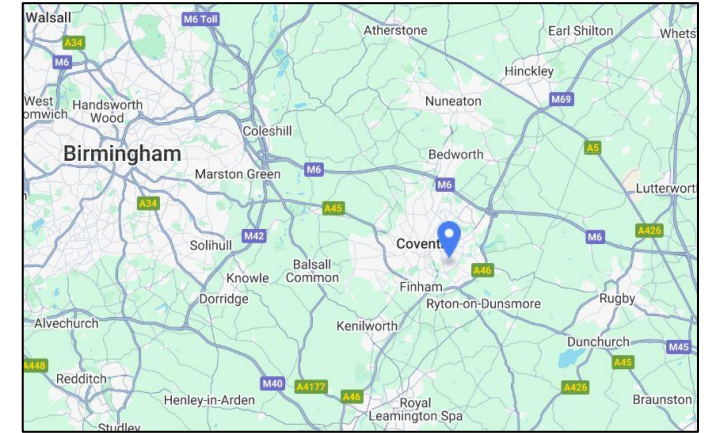
Details available upon request.

Service Charge

There is a service charge which covers the costs of maintaining the common parts of the estate. Further details are available on application.

VAT

Avison Young understand that VAT will be payable on the rent.



Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.