

**cartwright**

**hands**

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**GROSS INTERNAL AREA: 560.94 SQ.M. (6,038 SQ.FT)**

**Orchard House,  
Binns Close,  
Coventry,  
CV4 9TB**

**TO LET (MAY SELL)**

**REFURBISHED INDUSTRIAL UNIT WITH OFFICES, OFF ROAD CAR PARKING/POSSIBLE YARD  
IN ESTABLISHED INDUSTRIAL LOCATION**



**Location**

The subject property is located on Binns Close just off Torrington Avenue which leads onto the A45 which links the property with Coventry City Centre approximately 2 miles to the east with Junction 6 of the M42 being approximately 8.5 miles to the west via the A45.

The subject property is located close to occupiers such as MNB Precision, Screwfix, BSS and the Lawson Tubes Co.

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



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## Orchard House, Binns Close, Coventry



### Description

The subject property comprises an L shaped steel portal framed, brick and block constructed with pitched tiled roof hybrid office/industrial unit siting on a self-contained site with a front yard area and car parking for 8 vehicles.

The unit has been refurbished internally and comprises internally of two storey offices benefiting from UPVC Double Glazed Windows, gas central heating, air conditioning and led lighting that fronts onto the estate road. Potentially separately accessed (although currently interconnected internally) industrial unit with roller shutter door and mezzanine stores. The warehouse/workshop has a 5m eaves height with a 5 ton crane (non tested).

In our opinion the property could be uses for a variety of different uses such as trade counter, various leisure uses, children's day nursery etc. S.T.P.P.

### Accommodation

	<b>Square Foot</b>	<b>Square Meters</b>
<b>Warehouse</b>	<b>1,854</b>	<b>172.24</b>
<b>Offices</b>	<b>3,715</b>	<b>345.13</b>
<b>Mezzanine</b>	<b>469</b>	<b>43.57</b>

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### Rates

We are advised by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a current rateable value of £17,500

THIS IS NOT THE RATES YOU WILL PAY.

Prospective tenants/purchasers are advised to make their own enquiries to the local authority to verify the current rateable value and any rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

### Price

Rental and Freehold Sale Price on Application, All enquires to the sole agents.

## Orchard House, Binns Close, Coventry

### EPC

C:59 EPC available on request.

### Legal Costs

Ingoing tenant to contribute to the landlords reasonable legal costs in the preparation of the lease. Each side will cover own legal fees in event of a purchase.

### Viewing / Information

Viewing strictly through the Sole Agents  
Cartwright Hands,  
59 Coton Road,  
Nuneaton,  
CV11 5TS

**Guy Hands**  
Tel:- 02476 350700.  
Email: [grh@cartwriighthands.co.uk](mailto:grh@cartwriighthands.co.uk)

NOTE: Whilst every effort is made to ensure the accuracy and reliability of these details, if there is any point of particular concern, we would ask you to contact the offices of the sole Agents for further clarification, particularly if contemplating travelling some distance to view the property.

### MISREPRESENTATION ACT 1967 – CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Cartwright Hands, for themselves and the owners/tenants of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of any offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to the property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

### PROPERTY MISDESCRIPTION ACT 1991

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate, and are given for guidance purposes only.
2. Information on Tenure or Tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors.
3. Information on Rating Assessments and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of main services are based on information supplied to us by the Vendor/Lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to, as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to legal commitment to purchase/lease.
5. All prices and rents quoted are exclusive of VAT (which may or may not be payable) unless expressly stated to the contrary.

**Commercial Property Requirement**

**You need to speak to us**



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