



ehB
Reeves
commercial property experts

TO LET

Industrial Unit

1,750 sq.ft (163 sq.m)

Unit 14 Herald Business Park, Golden Acres Lane, Coventry CV3 2SY

Accommodation

The unit stands mid-terrace immediately adjacent to Golden Acres Lane. Built approximately 25 years ago, the construction is of steel portal frame with brick and blockwork insulated cavity walls and an insulated profiled metal sheet roof. The unit has predominantly LED lighting throughout the unit with carpet tile floor coverings in the hallways and offices. The property benefits from a WC and a kitchenette. Security shutters to the front entrance door and windows. Parking for approximately 2 cars immediately in front of the premises.

In greater detail, the unit is split over two levels with a **total gross internal floor area of 1,750 sq.ft.**

Ground Floor Warehouse: 629 sq.ft
First Floor Offices: 660 sq.ft

Height to underside of mezzanine floor: 2.34m

Location

Herald Business Park forms part of the large Binley Industrial Estate and is approached off Golden Acres Lane, close to the junction with Willenhall Lane.

The estate lies approximately 3 miles to the east of the city centre, next to the Coventry Eastern bypass which provides good road communications to the Midlands and national motorway networks. The Binley area enjoys a busy and thriving mix of industrial and office premises, together with expanding retail and leisure development.

SAT NAV: CV3 2SY  **Canny.simply.loops**



Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

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Services

All mains services are connected including single phase electricity. Heating is by means of night storage heaters.

EPC C (57)

Planning

Class E

Rent

£12,500 per annum exclusive.

Rates

The rateable value for the unit is currently assessed as one with surrounding units on the site. The assessment will need to be split and it is anticipated that the rateable value will be in the region of £13,500.

Tenure

Minimum lease term 3 years. Full repairing and insuring terms, contracted out of the Landlord & Tenant Act 1954.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Service Charge

A small service charge is levied for insurance and the repair and maintenance of the roadway and landscaped common areas, and is currently £360 per annum.

