



### Unit 2, Trident Business Park, Holman Way, Nuneaton, CV11 4PN LONG LEASEHOLD INDUSTRIAL UNIT

3,492 SQ FT (324.39 SQ M) GIA

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	3,492 sq ft / 324.42 sq m
<b>Price</b>	Offers in excess of £400,000 Subject to Contract for the Long Leasehold interest.
<b>Service Charge</b>	Upon Enquiry
<b>Rateable Value</b>	£20,250
<b>EPC Rating</b>	E (103)

#### Key Points

- Well located
- Industrial unit
- Within 1 mile of Nuneaton town centre
- Parking with loading and unloading area
- Offices within

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## Location

The unit is located within the north Warwickshire town of Nuneaton within 1 mile of the town centre. Nuneaton benefits from good access to the A5 to the north and the M6 (J3) to the south.

The unit sits on the Western end of Holman Way, mid parade of similar industrial premises. The immediate area is mixed use with residential to the north and east and commercial uses to the south and west. Occupiers include Wolseley and Purely Outdoors amongst others.

## Description

The premises are of steel portal frame construction with part brick/blockwork elevations. Internally the unit provides working heights of approximately 6.14m to the underside of the ceiling near the apex and approximately 5.12m to the underside of ceiling at the eaves.

Currently there is an office/waiting area along with WC facilities within the unit. We are advised that gas, 3 phase electricity and water are all available to the unit. The unit is accessible via a personnel door and a main warehouse access roller shutter providing an access height of approximately 4.30m and a width of approximately 3.59m.

Externally the premises have good parking to the front which is part tarmac and part concrete providing an area of loading and unloading.

## Accommodation

Description	sq ft	sq m
Total GIA:	3,492	324.42
<b>Total</b>	<b>3,492</b>	<b>324.42</b>

## Service Charge

Further details available upon request.

## Tenure

The Long Leasehold interest of the property is available.

## Price Details

Offers invited in excess of £400,000 Subject to Contract for the Long Leasehold interest.

## VAT

All figures are exclusive of VAT at the prevailing rate unless otherwise stated. VAT payable is applicable.

## Legal Costs

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



## Viewing & Further Information



**Edward Jenkinson**  
024 7655 5180 | 07935 317329  
ed@holtcommercial.co.uk