



Former J E Engineering & ITG Ltd, Siskin Drive, Middlesbrough Business Park, Coventry, CV3 4FJ

INVESTMENT OPPORTUNITY PART INCOME PRODUCING, WHOLE SITE FOR SALE

Summary

Tenure	To Let / For Sale
Available Size	8,262 to 17,577 sq ft / 767.56 to 1,632.96 sq m
Price	Price on application
Business Rates	J E Engineering - Warehouse and premises: £46,000 ITG Ltd – Warehouse and premises: £59,000
EPC Rating	C

Key Points

- Excellent access links
- External loading/unloading areas and car parking
- Site area of approximately 1.050 acres
- Investment opportunity
- Eaves heights of approximately 6.5m
- Available immediately
- Approximately 45% site coverage

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Location

The properties are located in Coventry, an important commercial centre renowned for manufacturing with a population of approximately 330,000 people. The city is approximately 18 miles to the south-east of Birmingham, 8 miles to the north of Warwick and Leamington Spa and about 24 miles to the south-west of Leicester. London is some 95 miles to the south-east and Birmingham International Airport and the National Exhibition Centre are both located approximately 12 miles to the west of Coventry.

The site is situated to the western side of Siskin Drive near to its junction with Rowley Road and the Toll Bar End major highways intersection of the A45 and A46 dual carriageways approximately 3 miles to the south-east of Coventry city centre. The site and units are therefore well located with excellent road links.

Investment Details

The ITG Ltd unit is proposing a lease of 10 years with a 5 year break and rent review. Current annual rental of £69,960 per annum exclusive. The former J E Engineering unit is available with vacant possession at an asking rent of £72,500 per annum exclusive. Induction Technology Group Limited, Creditsafe: Risk Score & International Score 'Low risk'.

Description

The units are constructed of a steel portal frame with blockwork elevations, above which are profiled panels to the eaves with profiled panelled roof and corrugated perspex roof lights.

To the rear of the former J E Engineering unit are four individual testing bays over which there is a mezzanine floor. Both units have clear working heights of 6.5 metres except under the mezzanine floor.

There is a single storey office block to the front of the J E Engineering unit which has the benefit of aluminium framed windows and doors to the front.

The ITG Ltd unit has two storey offices within.

Accommodation

We understand the property has the following approximate Gross Internal Area (GIA):

Description	sq ft	sq m
J E Engineering Unit (Workshop)	4,001	371.71
J E Engineering Unit (Workshop under Mezz)	2,024	188.04
J E Engineering Unit (Offices)	1,265	117.52
ITG Ltd Unit (Warehouse)	6,004	557.79
ITG Ltd Unit (Ground Floor Offices)	1,129	104.89
ITG Ltd Unit (First Floor Offices)	1,129	104.89
Total	15,552	1,444.84

Services

Service Charge A service charge may be payable. Please contact the agent for further details.



Viewing & Further Information



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



Peter Holt
02476 555 180 | 07831 445 514
peter@holtcommercial.co.uk



