

TO LET

Industrial/Warehouse Unit
5,973 sq ft (554.96 sq.m)

Unit 17a Torrington Avenue,
Tile Hill, Coventry CV4 9HN



PROPERTY HIGHLIGHTS

- Large yard/parking area of 716 sq yards (598.66 sq m)
- Internal working height of 4.47m (14'8")
- New LED lighting and Fire Alarm systems
- New roller door and Trades entrance
- The unit has three-phase electricity
- To the rear of BSS



LOCATION

The premises are located on Torrington Avenue in the Tile Hill area of Coventry, in a popular industrial and warehouse location approximately 3.5 miles west of Coventry City Centre. The unit is to the rear of BSS and is accessed via a concrete driveway to the left-hand side. The nearby junction with the A45 Fletchamstead Highway provides excellent access to the surrounding infrastructure.

DESCRIPTION

The premises comprise a single storey workshop/warehouse of steel portal frame construction, being the end part of a larger unit. The building has profile steel clad roof and brick and clad elevations. There is a new steel roller shutter loading door, plus new tradesmen's entrance off the yard. The unit has lighting and three-phase electricity. Working height is 4.47m (14'8").

The unit is approached through a self-contained yard with security fencing and gate which is mainly laid to tarmac, providing excellent storage and parking facilities.

TENURE

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

£40,500 per annum exclusive of VAT.

ENERGY RATING

D92 EPC available upon request.

VAT

Bromwich Hardy stipulate that prices are quoted exclusive of V.A.T. whether or not payable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

Strictly by appointment through the sole agents.

David Penn

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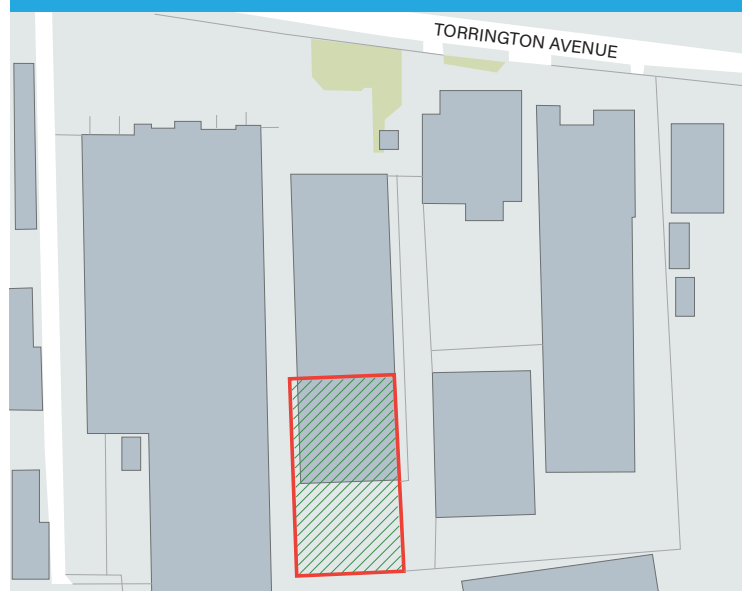
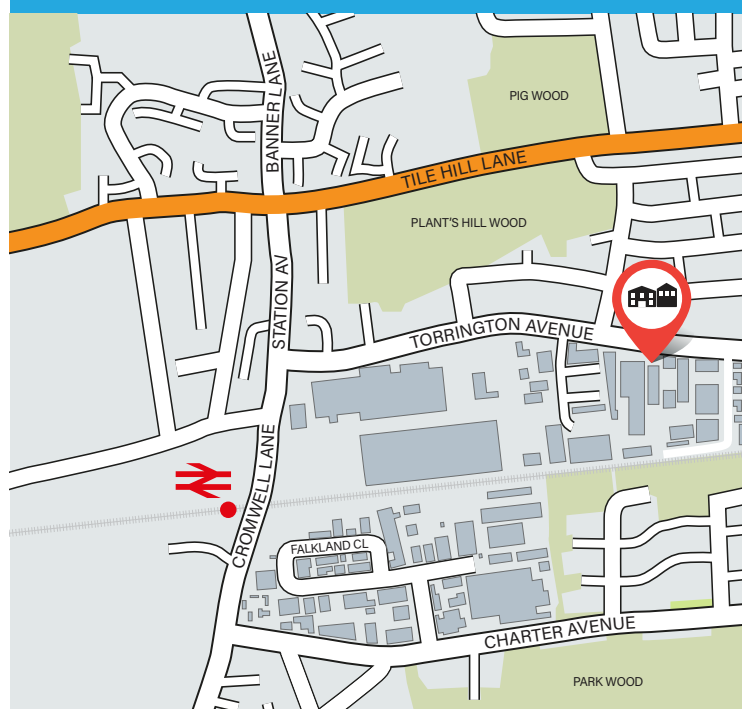
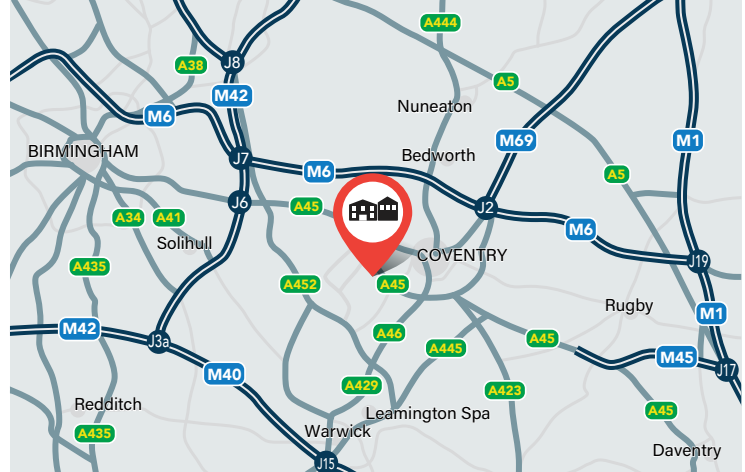
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Bromwich Hardy
1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE



RATES

Rateable Value (2024/25)	£26,250
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Uniform Business Rates (2024/25) (exclusive of water & sewerage)	49.9 pence in £.
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