

# SHEPHERD COMMERCIAL

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**TO LET  
WORKSHOP & OFFICE PREMISES  
OF  
2,662 SQ FT (247.3 SQM)**



Being  
**FORMER VDUBHUB UK LTD  
BURGAGE WALK  
OFF POWELL WAY  
NUNEATON  
WARWICKSHIRE  
CV11 5AE**

- **2 Workshops**
- **First Floor Stores**
- **Secure Front Yard**

**RENTAL  
£11,000 per annum**

***LOCATION:***

The premises are located fronting Burgage Walk, which runs east off Powell Way close to the heart of Nuneaton Town Centre and within a mixed commercial and residential locality. Powell Way provides good access to the town ring road with all local amenities within the immediate vicinity including; schooling, shopping, transport etc.,

***DESCRIPTION:***

The garage premises are set back from the road behind a securely fenced front concrete forecourt and provides to the ground floor, two workshop premises, reception / office and WC and on the first floor, store room. Access into the workshops is by way of a concertina steel door and an up and over roller shutter door.

The main part of the building is of single storey brick construction having a mono-pitched roof of corrugated asbestos cement supported on reinforced steel joists with regular glazing, providing good natural light. Heat is by way of suspended gas fire blow heater.

The balance of the accommodation is contained within a two storey building of brick construction.

***ACCOMMODATION:***

**Ground Floor:**

Main Workshop	1,510 sq ft
Workshop 2	554 sq ft
Reception / Office	52 sq ft
Rear office / stores	158 sq ft



## **First Floor**

Stores 338 sq ft



**Net Internal Floor Area 2,662 sq ft**

### ***TENURE:***

The premises are available by way of a Lease for a term of years incorporating 3 yearly rent reviews and on a Full Repairing & Insuring basis. The Landlord insures the premises and recharges the annual premium to the Tenant.

### ***RENTAL:***

***£11,000.00 per annum***

### ***RATING ASSESSMENTS:***

Rateable Value: £6,800.00

***We would advise all interested parties to confirm the above figures with Nuneaton & Bedworth Borough Council on telephone number 024 7637 6376.***

### ***SERVICES:***

We understand all mains services are connected to the property.

### ***VAT:***

Prices quoted are exclusive of VAT where applicable.

***VIEWING:***

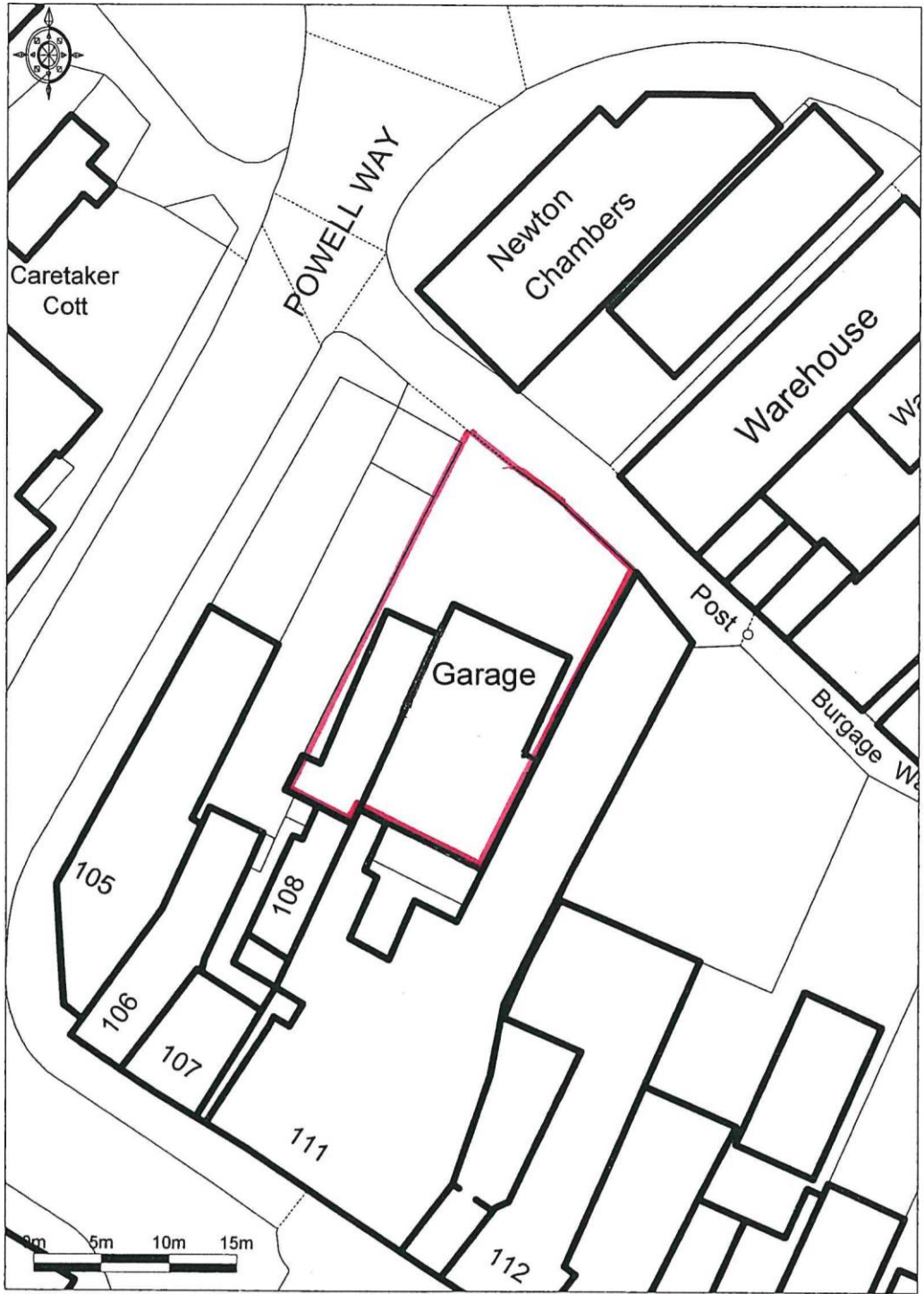
Strictly by appointment with the Agents.

Shepherd Commercial Ltd – 01564 778890

Email to; [enquiries@shepcom.com](mailto:enquiries@shepcom.com)

**Special Note: On acceptance of any offers, a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.**

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