



Unit 4, The Quadrant, Nuneaton, CV11 6RS

Secure gated 6,177sqft industrial premises formed of three warehousing units and ancillary offices together with yard parking.

Summary

Tenure	To Let
Available Size	6,177 sq ft / 573.86 sq m
Rent	£54,000 per annum
Service Charge	N/A
Rates Payable	£2.14 per sq ft Based on 2023 valuation
Rateable Value	£26,500
EPC Rating	E

Key Points

- Secure yard
- Three warehouse units
- Ample parking
- Gated entrance
- 3 Phase power
- Attleborough Fields Ind Estate

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DESCRIPTION

Uniforge (UK) Limited, Kelsey Close, Attleborough Fields Industrial Estate, Nuneaton, CV11 6RS, is a primarily industrial warehousing site with ancillary offices lead by car parking and yard contained within a secure gated site. The property itself is comprised of single-storey brick elevations surmounted by a flat felt roof over the office proportions and pitched corrugated sheeting surmounting the three warehousing workshops.

LOCATION

Located at the rear of Kelsey Close and settled within the Attleborough Fields Industrial Estate the site serves both a large commercial density within a 5-mile radius and couples with a significant residential population of the nearby town of Nuneaton – which lies 1 mile north-west. Despite its location at the rear of Kelsey Close, the site occupies a prominent position for vehicles entering the road.

VIEWINGS

Strictly by appointment with Shepherd Commercial

TERMS

The property is to be offered to the leasehold open market for the sum of £49,500 per annum based on a Full Repairing and Insuring term consisting of a minimum of 5 years.

ACCOMMODATION

Ground Floor

- Reception – 84sqft
- Office 1 – 128.8sqft
- Office 2 – 146sqft
- Office 3 – 230sqft
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- Primary Warehouse – 1,848sqft
- Secondary Warehouse – 1,210sqft
- Tertiary Warehouse – 1,842sqft
- Ancillary Light Industrial – 689sqft

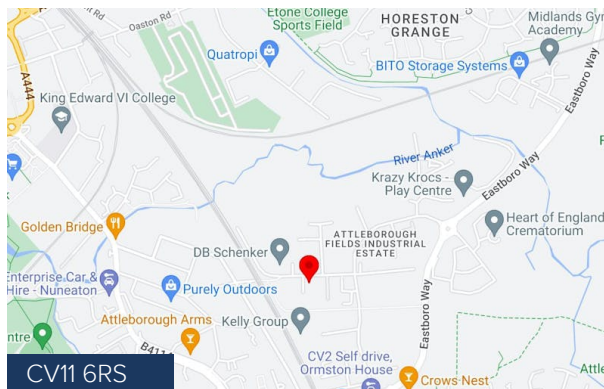
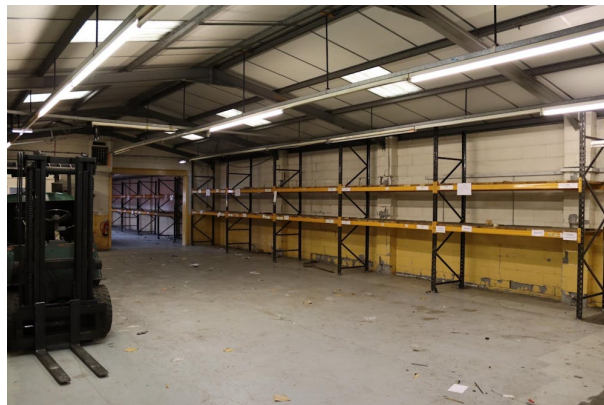
The total accommodation gives rise to the following figures

- Office – 588sqft
- Industrial – 5,589sqft

VIDEO

- Virtual Tour

<https://tour.giraffe360.com/486b660e9e204df69742002f36159d12/?!sf=1>



Viewing & Further Information

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