Unit 7, Building 16

Bilton Industrial Estate, Humber Road, Coventry, CV3 1JL

SHEPHERD COMMERCIAL

TO LET

973 SQ FT
(90.39 SQ M)

£11,000 PER ANNUM

Self-contained 973 sq ft workshop with roller shutter, WC and internal store, on an established Coventry estate.

- 973 sq ft self-contained workshop unit
- Roller shutter loading door with integral pedestrian door
- Enclosed internal store room
- Own WC and kitchenette
- Suitable for light industrial or storage uses

01564 778890
www.shepcom.com

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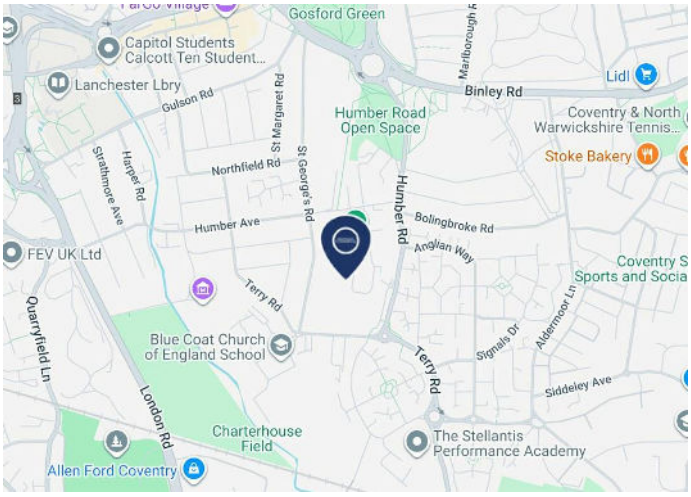

Summary

Available Size	973 sq ft / 90.39 sq m
Rent	£11,000 per annum
Service Charge	£828.36 per annum
EPC	Upon enquiry

Description

A self-contained workshop unit of 973 sq ft within Building 16 at Bilton Industrial Estate, accessed via a covered internal roadway. The unit is arranged as a main open workshop area with an enclosed store room to the rear, together with its own WC and kitchenette. Available on a flexible licence, the unit would suit a range of light industrial, workshop or storage occupiers.

Location

Bilton Industrial Estate is situated off Humber Road (B4110) in south east Coventry, approximately two miles from the city centre. The estate benefits from good access to Terry Road and the surrounding arterial network, and sits within an established commercial location alongside a range of trade and motor businesses.

Terms

Tenure: The unit is available on a flexible licence agreement for a minimum term of 12 months.

Licence Fee: £11,000 per annum (£916.67 per calendar month), equating to £11.31 per sq ft.

Site Charge: £828.36 per annum (£69.03 per calendar month) towards the upkeep and management of the estate.

Insurance: £165.36 per annum (£13.78 per calendar month) in respect of the buildings insurance.

Total Monthly Cost: £999.48 per calendar month, comprising the licence fee, site charge and insurance. Exclusive of utilities, business rates and VAT.

Deposit: A deposit will be required, typically equivalent to three months' licence fee.

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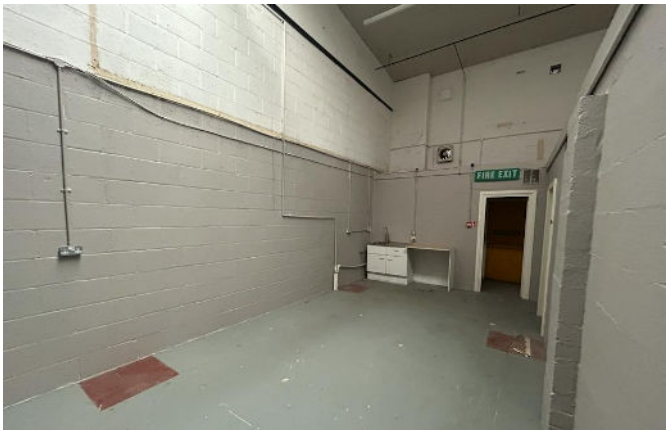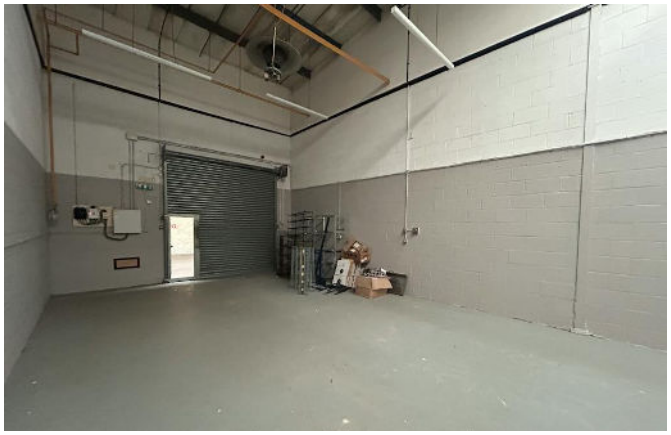
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