Unit 23B

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

SHEPHERD COMMERCIAL

TO LET

1,629 SQ FT
(151.34 SQ M)

£16,290 PER ANNUM

Self-contained 1,629 sq ft workshop/warehouse with roller shutter, on an established Coventry estate.

- Roller shutter loading door with separate pedestrian entrance
- Own WC and kitchenette
- Rooflights providing good natural light
- Suitable for light industrial or storage uses
- Established estate off Humber Road (B4110), Coventry

01564 778890
www.shepcom.com

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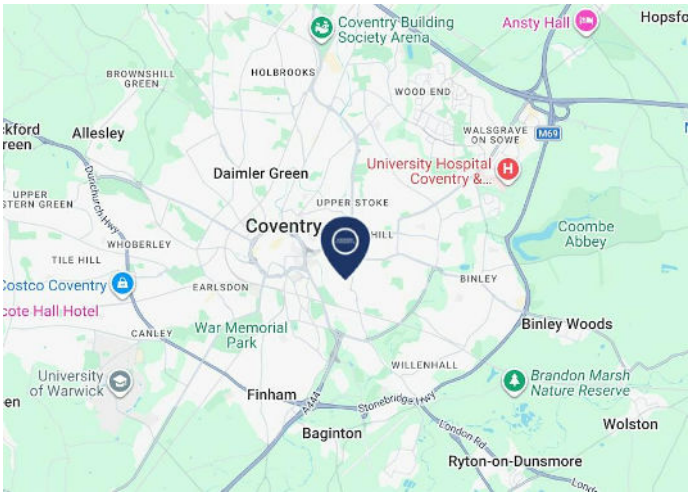

Summary

Available Size	1,629 sq ft / 151.34 sq m
Rent	£16,290 per annum
Service Charge	£1,384.68 per annum (£115.39 per calendar month)
EPC	D (90)

Description

A self-contained workshop/warehouse unit of 1,629 sq ft, directly accessed from the estate road at Bilton Industrial Estate. The unit benefits from an electric roller shutter loading door with a separate pedestrian entrance, a pitched steel truss roof with rooflights providing good natural light, artificial lighting, painted brick and blockwork walls, a concrete floor and power sockets throughout. Welfare facilities include a WC and a kitchenette with sink. The estate benefits from CCTV coverage. Available on a flexible licence.

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.

Viewings

Strictly by appointment with Shepherd Commercial.

Legal Costs

All parties are to bear their own legal costs incurred in any transaction.

Business Rates

To be assessed. Interested parties should make their own enquiries with the Valuation Office Agency.

Services

All mains services, including electricity, water and drainage, are understood to be connected.

Terms

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

Licence Fee: £16,290 per annum (£1,357.50 per calendar month), equating to £10.00 per sq ft.

Site Charge: £1,384.68 per annum (£115.39 per calendar month) towards the upkeep and management of the estate.

Insurance: £276.96 per annum (£23.08 per calendar month) in respect of the buildings insurance.

Total Monthly Cost: £1,495.97 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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