



Alliance Close, Nuneaton, CV11 6SD

Loveitts
PART OF | SHELDON BOSLEY KNIGHT

£34,000 Per Annum

- Industrial/Warehouse Unit extending to approximately 4,746 sq ft (441 m² GIA)
- Ample on-site parking
- Available by way of Lease Assignment until 22 January 2028
- Excellent access to the A444, M6, M69 and wider Midlands motorway network

An opportunity to lease a well-presented industrial/warehouse unit extending to approximately 4,779 sq ft (444 m² GIA) on an established commercial estate in Nuneaton. The property comprises warehouse accommodation with first floor offices, benefits from a three-phase electricity supply and generous on-site parking, and is available by way of an assignment of the existing lease until 22 January 2028.

Location

Unit 2 Alliance Close occupies a prominent position on Alliance Close, an established commercial location within Nuneaton. The property benefits from excellent connectivity, lying within close proximity to the A444, providing direct access to the M6, M69 and the wider Midlands motorway network. Nuneaton town centre is situated approximately 2 miles to the south, with nearby occupiers comprising a mixture of industrial, trade counter and warehouse businesses.

Description

The property comprises a detached industrial/warehouse unit extending to approximately 441m² (4,746 sq ft) Gross Internal Area.

Internally, the accommodation provides a clear-span warehouse with first floor office accommodation, offering a practical combination of storage, production and administrative space. The warehouse benefits from good working height with a clear height of 7.57 m and eaves of 5.65 m. The property is suitable for a variety of industrial, warehouse and trade counter uses, subject to the necessary consents.

Externally, the property benefits from ample on-site car parking and loading facilities with roller shutter access measuring 3.64 x 5.00 m.

Services

We understand the property benefits from mains electricity, water and drainage, together with a three-phase electricity supply. Interested parties should satisfy themselves as to the suitability and capacity of all services.

Energy Performance Certificate

Band: 97 D

Business Rates

Current rateable value (1 April 2026 to present): £29,250

Tenure

The property is available by way of an assignment of the existing lease, which expires on 22 January 2028. The lease is contracted out of the security of tenure provisions of

the Landlord & Tenant Act 1954. The current passing rent is £34,000 per annum exclusive, increasing to £35,000 per annum exclusive from 22 January 2027. The lease is held on Full Repairing and Insuring (FRI) terms. Further information and a copy of the lease are available upon request.

VAT

All figures quoted are exclusive of VAT. VAT, where applicable, will be charged in addition at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the assignment of the lease.

The incoming tenant will be responsible for the landlord's reasonable legal costs associated with preparing and completing the Licence to Assign and any associated documentation required to effect the assignment.

Viewing

To arrange a viewing please contact the Commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2)

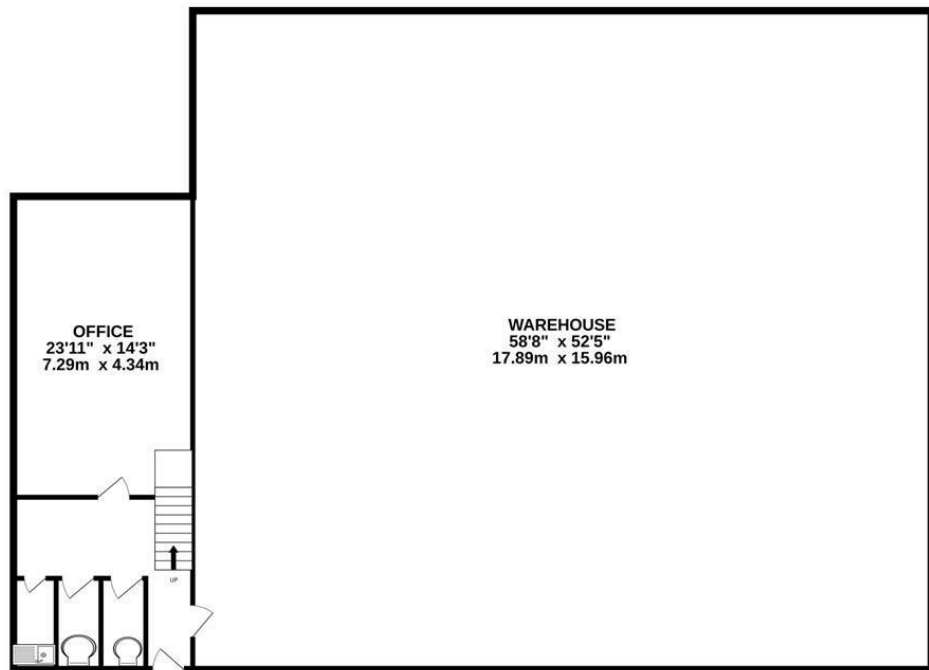
Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

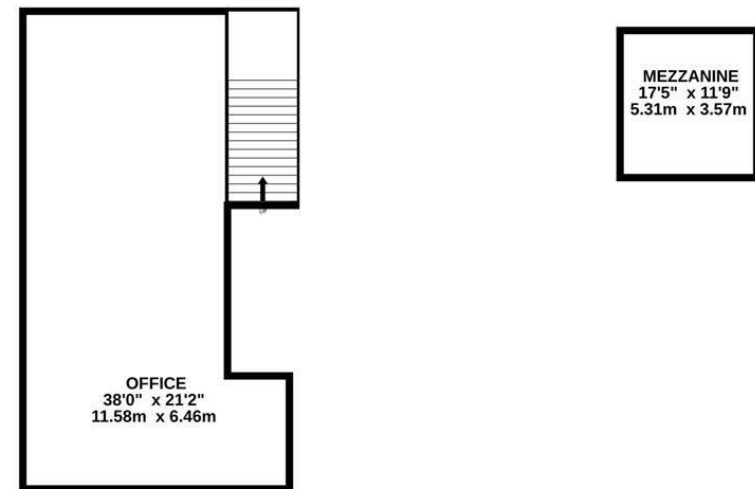


Plan

GROUND FLOOR
3790 sq.ft. (352.1 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 4754 sq.ft. (441.7 sq.m.) approx.

This floor plan is not to scale and is for guidance purposes only
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