



Finch Way, Nuneaton, CV11 6TQ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# £145,000 Per Annum

- Prominent Business Park Location
- Parking For 38 Cars
- Total GIA - 17,861 ft<sup>2</sup> (1,659 m<sup>2</sup>)
- 8.6m (28' 3") Eaves Height
- Staff/Amenity Area
- Self Contained Secure Site

Industrial Unit available

## Location

The property occupies a prominent corner position fronting directly onto Nuneaton's Eastern Relief Road (the A4254 Eastboro Way) with further road frontages onto Hemdale and Finch Way on the fringe of the favoured Hemdale Business Park on the eastern outskirts of Nuneaton. The location is particularly convenient for access to the A5 trunk road to the north of Nuneaton or alternatively for access via the A444 to the M6 Motorway at Junction 3 which is approximately five miles distant. Nuneaton Town Centre itself is approximately 1.25 miles distant. Local occupiers include Sigma Components, Digraph, Bito Storage Solutions, XYZ Machine Tools, Advanced Diagnostics and Nutripack.

## Description

The property comprises a prominent detached warehouse building/production facility, with an excellent (8.6m / 28' 3") eaves height and generous parking allocation (38 marked spaces with the potential for up to 50 spaces in total) occupying a self-contained and fully serviced site with gated access to its two principal road frontages. Access is via two roller shutter doors at the front of the building. The unit otherwise benefits from gas-fired central heating to the office accommodation which is well proportioned and fitted out with overhead radiant gas heaters to the production/warehouse space.

## Accommodation

Production/Warehouse area - 12,467 ft<sup>2</sup> (1,158m<sup>2</sup>)  
Offices (Ground and First Floor) - 2,572 ft<sup>2</sup> (239m<sup>2</sup>)  
Showroom (First Floor) 958 ft<sup>2</sup> (89m<sup>2</sup>)  
Amenity/Staff area (Ground and First Floor) 1,864 ft<sup>2</sup> (173m<sup>2</sup>)

Total GIA - 17,861 ft<sup>2</sup> (1,659 m<sup>2</sup>)

## Fixtures & Fittings

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

## Services

Mains water, drainage, gas and electricity (both single and three phase) are connected to the premises.

## Terms

A new full repairing lease is available on terms to be agreed. Please contact the Agents for further information.

## Legal Costs

Both parties are responsible for their own legal costs in respect of any transaction.

## VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these details the Lessor had elected to charge VAT on the rent.

## Business Rates

Current rateable value (1 April 2023 to present) - £102,000

## Energy Performance Certificate

EPC Rating - C 56

## Contact Us

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 commercial@sheldonbosleyknight.co.uk

## 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.

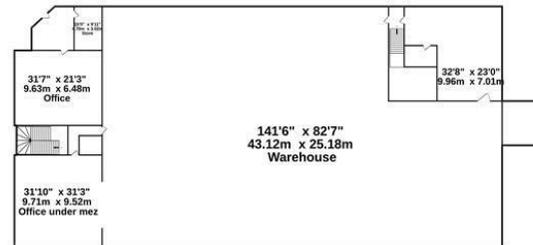
Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or 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  
14658 sq.ft. (1361.7 sq.m.) approx.



1ST FLOOR  
3233 sq.ft. (300.3 sq.m.) approx.



TOTAL FLOOR AREA : 17890 sq.ft. (1662.1 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)