



Caldwell Road, Nuneaton, CV11 4NB

£20,000 Per
Annum

- Industrial Unit
- EPC Rating C

- Approx: 230m² (2475ft²)
- Rateable Value: £11,000

Location

The premises are located on Caldwell Road in Attleborough, Nuneaton, within a well-established industrial and warehouse area. The unit forms part of Flavell House and is accessed via a concrete driveway on the right-hand side. Caldwell Road lies approximately 3 miles from the A444 and A4254 Avenue Road roundabout, with the A444 providing direct access to Junction 3 of the M6, also within 3 miles. The location offers excellent connectivity to the UK's motorway network, including the M1, M6, M40, M45, and M69.

Description

The property comprises a well-presented industrial/workshop unit providing predominantly open plan accommodation with excellent internal working space. The main workshop benefits from high ceilings with exposed steel trusses, creating a practical environment suitable for a range of industrial, storage or trade-related uses.

Internally, the unit features painted brick and block walls together with a solid concrete floor. Natural light is supplemented by translucent roof panels, while fluorescent strip lighting is suspended from the roof structure to provide illumination across the workshop area.

To the front section of the unit, there is a self-contained office and kitchenette area constructed within the main building. The kitchenette is fitted with storage cupboards, worktops and sink facilities, while the adjoining office provides practical ancillary accommodation for administrative use. These areas are fitted with LED lighting and complement the main workshop accommodation well.

Overall, the property presents in good condition, with sound structural elements. The unit offers a practical and functional workspace suitable for a variety of commercial occupiers.

Accommodation

Approx: 230m² (2475ft²)

Services

The unit is connected to mains services including electricity. Prospective purchasers should make their own enquiries regarding the availability of broadband, and three-phase power to ensure suitability for their operational needs.

EPC

EPC Rating: C - 68

Business Rates

The current rateable value is: £11,000

VAT

VAT is charged on the property.

Viewing

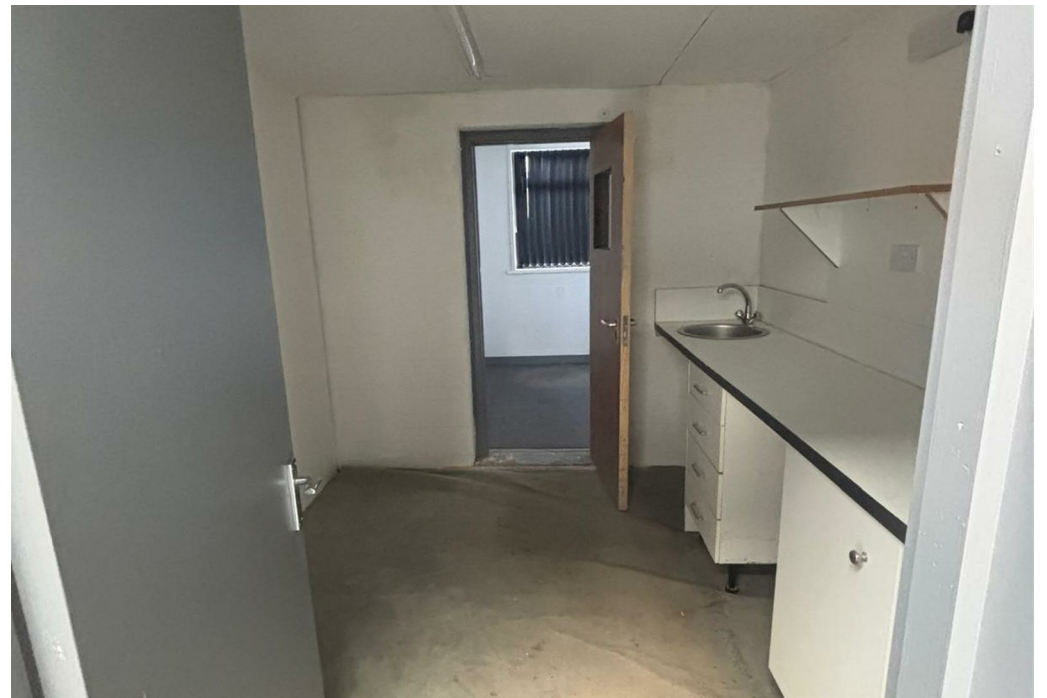
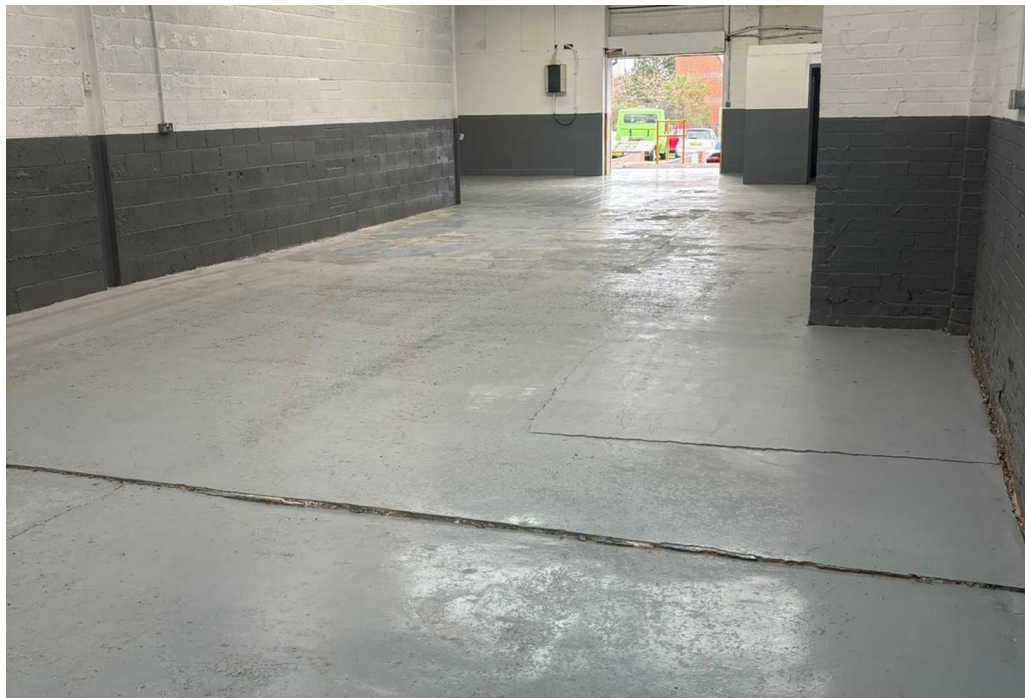
By prior appointment only. Please contact the commercial team: 024 7622 8111 - option 2 or commercial@loveitts.co.uk

Legal Costs

Each party is to meet their own costs.

Important Information

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