



SIRIUS PRECISION  
PRECISION ENGINEERS  
CNC PROTOTYPE MACHINING  
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Pool Road, Nuneaton, CV10 9AE

£16,000 Per  
Annum

- Versatile Industrial and Office Space
- Modern Office Suites
- £20,000 per annum exclusive
- 2,110 ft<sup>2</sup> (196 m<sup>2</sup>)
- Central Industrial Estate

### Property Description

This well-presented industrial unit offers a flexible combination of workshop, office, and storage spaces arranged over two floors, making it ideal for a range of business operations. The ground floor features spacious workshop areas, a bright and modern meeting room, and convenient toilet facilities. The first floor comprises multiple office suites, benefitting from air conditioning and a kitchen area, providing a comfortable working environment.

Externally, the unit offers dedicated parking and loading areas, with secure roller shutter doors ensuring efficient access. Presented in good condition throughout, this unit represents an excellent opportunity for occupiers seeking functional and adaptable industrial space in a well-connected location.

### Location

Pool Road Industrial Estate in Nuneaton is a well-established industrial location catering to a variety of business needs. The estate offers a range of light industrial units and warehouse spaces, making it suitable for manufacturing, storage, and distribution purposes. It benefits from good transport connectivity, with easy access to major road networks, providing efficient links to regional and national markets. The estate typically features practical amenities such as on-site parking, secure access, and flexible unit configurations to accommodate diverse operational requirements. Its strategic position within Nuneaton offers proximity to local services while being situated in an area popular with commercial and industrial occupiers, making it an attractive option for businesses seeking a functional and accessible base in the Midlands.

### Service Charge

No service charge is applicable.

### Rates

The current rateable value as of 1 April 2023 is £4,050.

### VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which is not applicable.

### Lease Comments

The property is available on a fully repairing and insuring lease (FRI) subject to a minimum term of 3 years at a rent of £16,000 per annum exclusive.

### Legal Costs

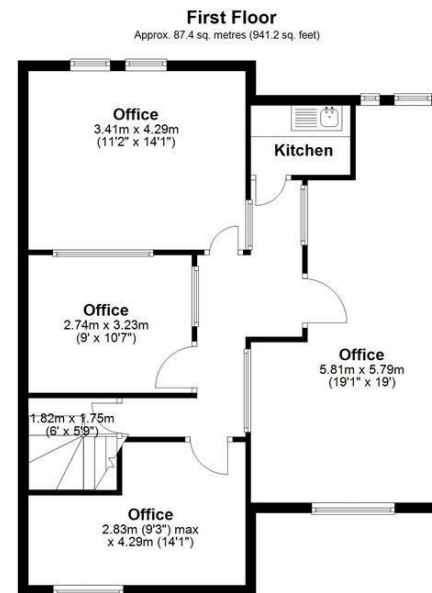
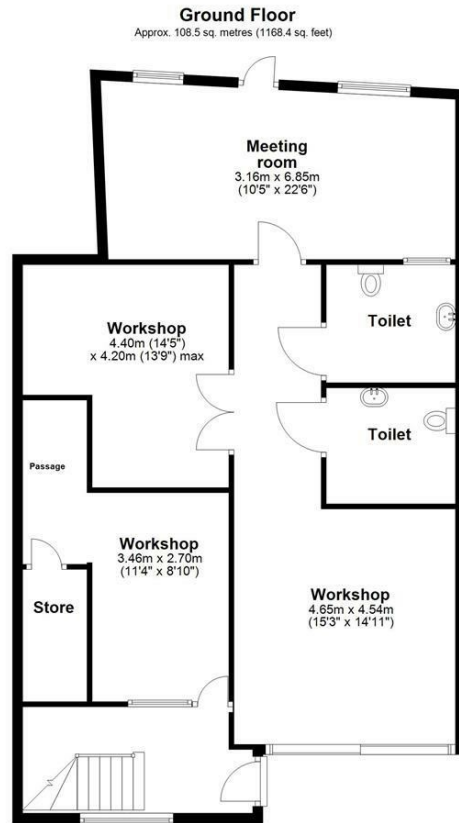
Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

### 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



Total area: approx. 196.0 sq. metres (2109.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.