



7 Tungsten Court, Nuneaton, CV11 6WG

# £22,750 Per Annum

- Modern Trade Counter Unit
- New Lease Available
- Rateable Value: £9,600
- Well Connected Location
- EPC: D(97)
- Use Class: E & B8

## Description

The property comprises a newly built end of terrace warehouse unit with offices offering trade counter potential (subject to consents and forming part of a favoured business park. The premises, which are of a high quality, have been constructed to a particularly attractive design incorporating a barrel vaulted roof with silver micro-rib standing seam system cladding to the external elevations and also feature full height curtain wall screening. The unit provides ample potential for mezzanine provision and benefits from forecourt parking.

## Location

The subject property forms part of a new courtyard development of seven units with forecourt parking being the final phase of development at the favoured Hemdale Business Park, Nuneaton, which is easily accessed off Nuneaton's Eastern Relief Road (the A4254 Eastboro Way). The location is particularly convenient for access to the M6 Motorway at Junction 3 which is approximately five miles distant and accessed via the nearby B444 Bedworth By-Pass. The A5 Trunk Road to the north is also easily accessible and this provides a direct connection with the M69 Motorway at Junction 1 (with connections then through to the M6 and M1) and also access to the M42 at Junction 10. The Nuneaton Town Centre is approximately one and a quarter miles distant.

## Accommodation

Area (GIA): 2,759 ft<sup>2</sup> (256.3 m<sup>2</sup>)

## Terms

The property is available by way of a Full Repairing and Insuring lease for a minimum term of three years with an asking rent of £22,750 p.a.

## Services

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

## Planning

Presently Class E and B8 as defined by the Town & Country Planning Act (Use Classes Order).

## Viewing

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

## Energy Performance Certificate

The property has an EPC rating of D(97).

## Business Rates

The current rateable value as of 1 April 2023 is £9,600

## VAT

VAT is not charged on the property.

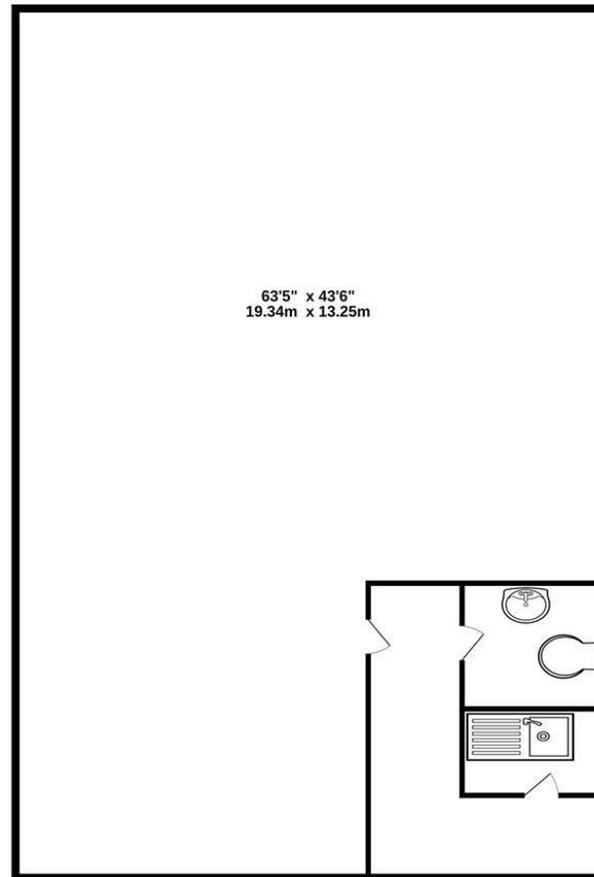
## Legal Costs

Each party is to meet their own costs.



# Plan

GROUND FLOOR  
2759 sq.ft. (256.3 sq.m.) approx.



TOTAL FLOOR AREA: 2759 sq.ft. (256.3 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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