



22 Herald Way, Coventry, CV3 2RQ

Loveitts
PART OF | SHELDON BOSLEY KNIGHT

£13,500 Per
Annum

- New Lease Available
- Rateable Value: £8,600
- Class E and B8 Use
- EPC: E(105)

Description

Well-presented industrial/warehouse unit of steel portal frame construction with painted blockwork walls, concrete floor and a pitched roof incorporating roof lights. The unit benefits from a full height roller shutter door, separate personnel access, high bay lighting and useful ancillary WC and office/storage accommodation.

Location

The subject property forms part of a small courtyard development of similar type units which includes a Dulux Decorators Centre premises and forms part of the favoured Binley Industrial Estate which lies on the eastern outskirts of Coventry approximately two miles from the city centre and adjacent to the Eastern By-Pass (A46)(T). The A46 in turn provides excellent links to the Midlands Motorway Network including the M6/M69 to the north and to the M45/M1 and M40 to the south.

Accommodation

GIA: 1,200 ft² (111.5 m²)

Tenure

The property is available to let a Full Repairing and Insuring lease with an asking rent of £13,500 p.a. exclusive. The lease will be subject to a minimum term of three years.

Services and Service Charge

The unit is connected to mains services including electricity (3-phase), gas, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of broadband to ensure suitability for their operational needs.

A service charge will also be payable in respect of the maintenance of the communal areas of the development.

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 or 024 7622 8111 (Option 2)

Energy Performance Certificate

The property has an EPC rating of E(105).

Rates

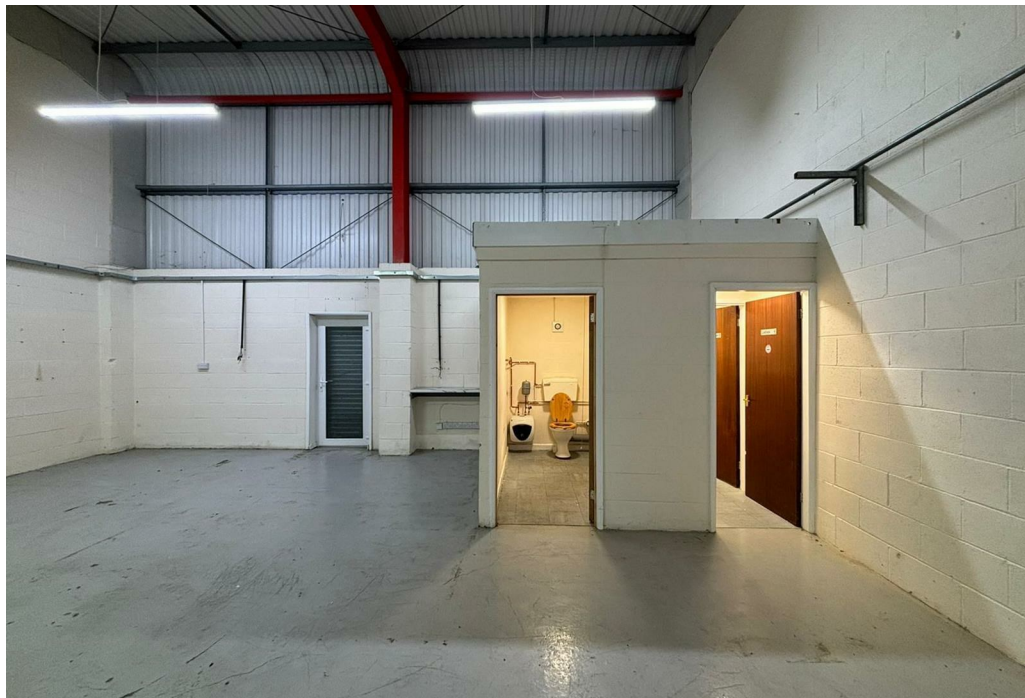
The current rateable value as of 1 April 2023 is £8,600.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details the Landlord had not elected to charge VAT on the rent

Legal Costs

Each party is to meet their own costs.



Plan