



Unit 7, Caldwell Road, Nuneaton, CV11 4NB

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT

# £11,500 Per Annum

- New Lease Available
- Area: 1,168 ft<sup>2</sup> (108.5 m<sup>2</sup>)
- Rateable Value: ££8,500

- Established Industrial Location
- EPC: B(49)
- Use: Class B2

A freshly refurbished and well-presented industrial unit offering bright, open-plan space suitable for a range of light industrial, storage, or workshop uses. With excellent natural light, modern finishes, and convenient loading access, it provides a clean and versatile base for any business.

## Description

A clean, well-presented industrial unit of solid brick construction, recently refurbished to a high standard. The space features an open-plan layout with a durable concrete floor, two-tone painted brick walls, and a pitched roof with steel trusses and translucent panels providing excellent natural light.

The unit benefits from a roller shutter loading door, separate pedestrian access, and basic welfare facilities. Externally, it sits within an established industrial estate with good access for loading and parking.

Ideal for light fabrication, storage, assembly, or general workshop use.

## 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.

## Accommodation

Area: 1,168 ft<sup>2</sup> (108.5 m<sup>2</sup>)

## Tenure

The leasehold is available for £11,500 p.a. exclusive.

## Services

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

## Planning

Presently Class B2 as defined by the Town & Country Planning Act (Use Classes Order).

## Viewing

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

## Energy Performance Certificate

The property has an EPC rating of B(49).

## Business Rates

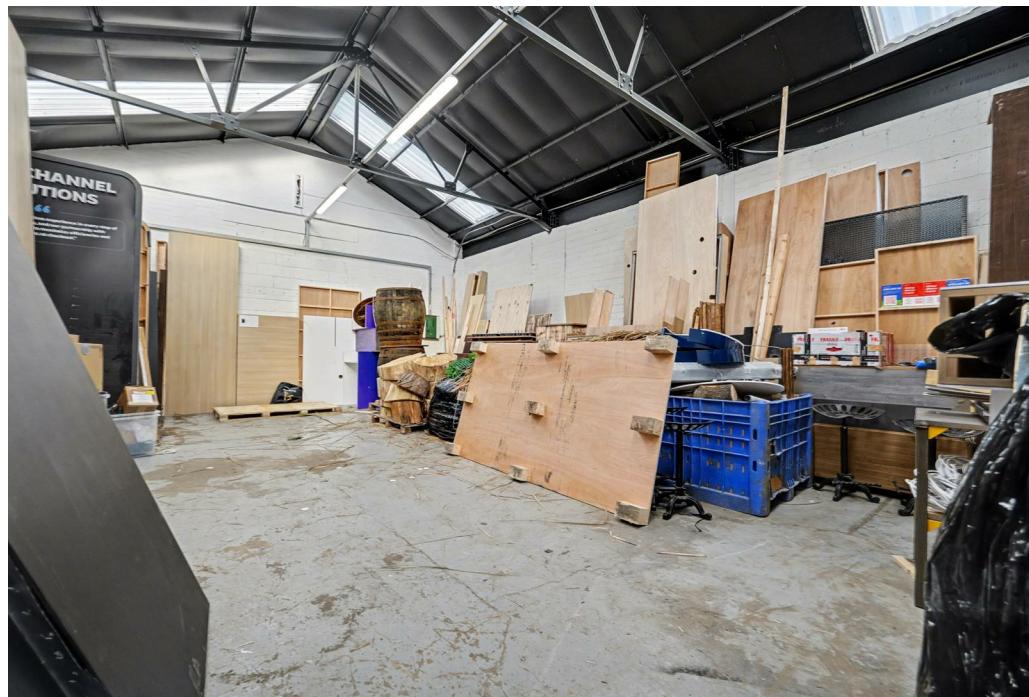
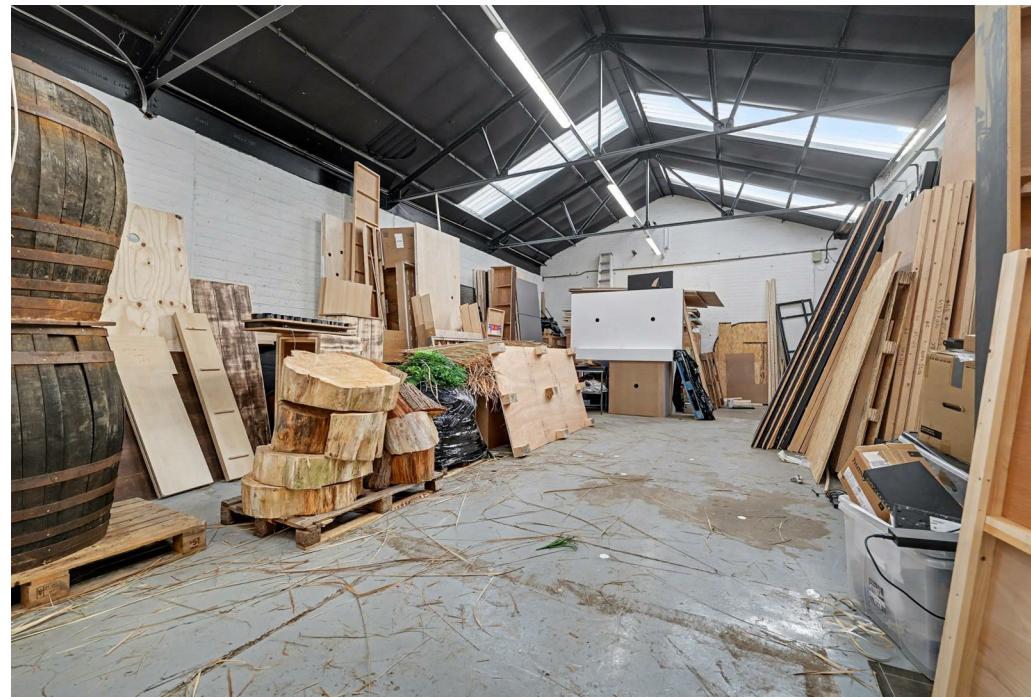
The current rateable value as of 1 April 2023 is £8,500

## VAT

VAT is charged on the property.

## Legal Costs

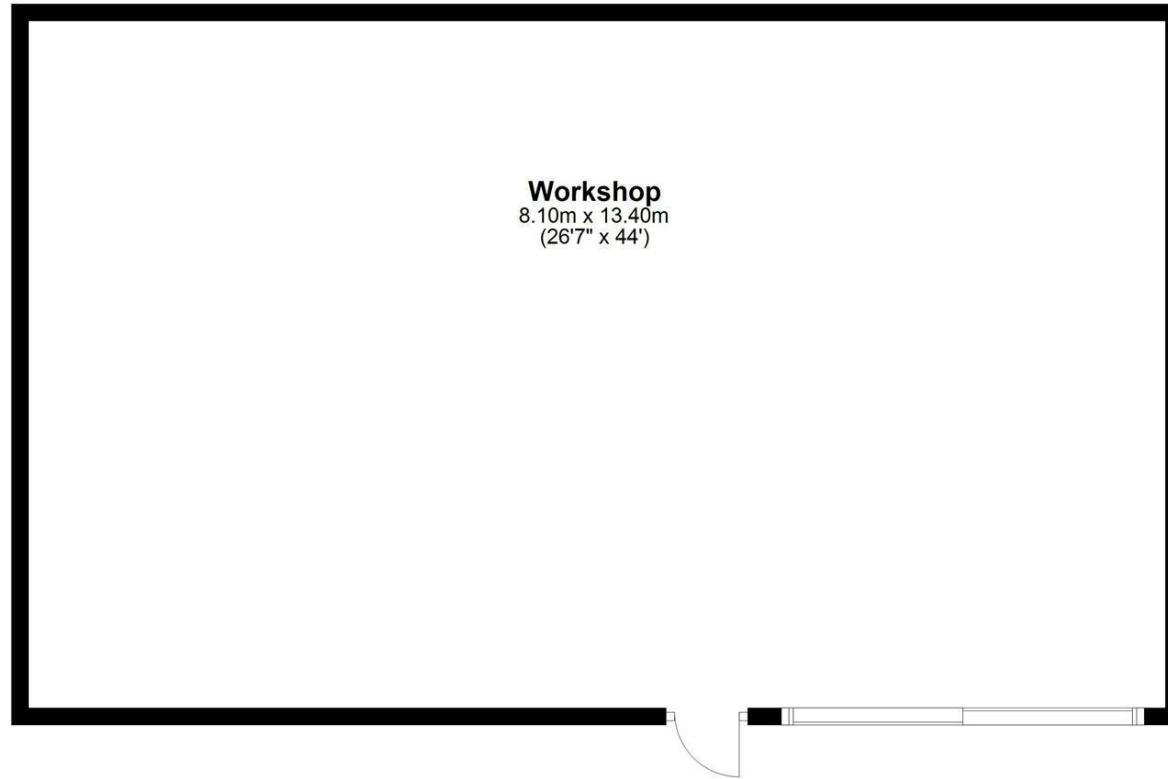
Each party is to meet their own costs.



# Plan

## Ground Floor

Approx. 108.5 sq. metres (1168.3 sq. feet)



Total area: approx. 108.5 sq. metres (1168.3 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.