



12 Liberty Way, Nuneaton, CV11 6RZ

£42,000 Per Annum

- New Lease Available
- Rateable Value: £47,000
- B2 and B8 Use Class
- EPC: E(117)

Prominent industrial/warehouse unit with a dedicated showroom entrance, offering versatile space for trade, storage or industrial use. Benefiting from strong frontage, multiple loading doors and practical on-site parking.

Description

Modern industrial/warehouse unit of blockwork construction beneath a shallow pitched roof, incorporating multiple full-height loading doors and a dedicated glazed showroom/customer entrance. The property benefits from a prominent frontage with robust elevations, integrated external lighting and signage positions, together with a forecourt providing on-site parking and servicing. The unit offers versatile accommodation suited to trade counter, storage, distribution or light industrial use, with good access for deliveries and operational requirements.

Location

The property is located roughly within a well-established Attleborough Fields Industrial Estate that is strategically positioned at the centre of the regional distribution network. It benefits from excellent connectivity, being approximately five minutes' drive from the A5 and around ten minutes from both the M6 and M69 motorways. The unit are situated roughly 1.5 miles east of Nuneaton town centre and less than 10 miles from Coventry city centre.

Accommodation

Ground Floor: 3,907 ft² (363.0 m²)
First Floor: 1,071 ft² (99.5 m²)
Total Area (GIA): 4,978 ft² (462.5 m²)

Tenure

The property is available to let from the 20th of May 2026 on a Full Repairing and Insuring lease with an asking rent of £42,000 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 occupiers 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 B2 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(117).

Business Rates

The current rateable value as of 1 April 2026 is £47,000.

VAT

VAT is not charged on the property.

Legal Costs

Each party is to meet their own costs.

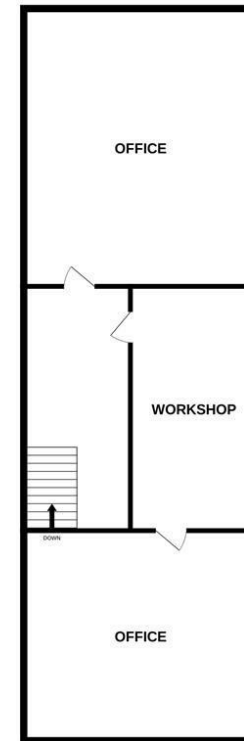


Plan

GROUND FLOOR
3907 sq.ft. (363.0 sq.m.) approx.



1ST FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 4978 sq.ft. (462.5 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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