

02476 450045

**10 SPITFIRE CLOSE,
COVENTRY BUSINESS PARK,
COVENTRY, CV5 6UR.**



**TO LET (MAY SELL)
MODERN WAREHOUSE/WORKSHOP
BUILDING**

3,600 SQ. FT. (334.57 SQ. M.)

Premier Business Park location close to A45 trunk road.

Modern unit with ground and first floor offices.

Eaves height 6.25 m

3 Phase electric

Up & Over loading door

4 Parking spaces plus disabled bay.

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Location

Spitfire Close is a high quality modern industrial development located on Coventry Business Park. The Business Park is the premier commercial location to the south of the City centre and is home to notable companies including Kautex Unipart, Deeley Construction, Robins & Day Citroen, Sainsbury's, Canute, Matrix Machine Tools and Village Hotel.

The development is accessed from the roundabout junction of Herald Avenue and Renown Avenue, turning into Toledo Close and Spitfire Close. The A45 trunk road is within a few hundred meters for access to Birmingham, Birmingham Airport, London and the Midlands Motorway network. Coventry City centre and train station are 2 miles to the east, via Hearsall Lane (B4101).

Description

A { terrace building constructed as a single unit with a total area of 3,600 sq. ft. The property is situated on a plot of 0.15 acres and is surrounded by other industrial units. The building is in good condition and is suitable for use as a general office or light industrial unit. It features a large open-plan office space, a kitchenette, and a WC facility. The property is accessed via a private road and is surrounded by a secure perimeter fence.

The property is situated on a plot of 0.15 acres and is surrounded by other industrial units. It features a large open-plan office space (430 sq. ft.), kitchenette and WC facility.

Total Gross Internal Floor Area

3,600 SQ. FT. (334.57 SQ. M.)

Services

All mains services are connected, including 3-Phase electric, water and gas (no gas meter or appliances).

Lease Terms

The premises are available by way of a new full repairing & insuring lease for a period to be agreed. Rent **£26,500** per annum exclusive of VAT. An Estate Service Charge will be payable.

Price

Alternatively the Landlord may consider sale of the property at offers **in excess of £380,000** for the Freehold Interest.

Business Rates

Rateable Value £20,500

Business rates payable, 2019/2020: £10,332 (ignoring any transitional relief).

VAT

The price is exclusive of VAT, unless otherwise stated.

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Legal Costs

Each party is to be responsible for their own legal costs associated with the letting and VAT payable thereon.

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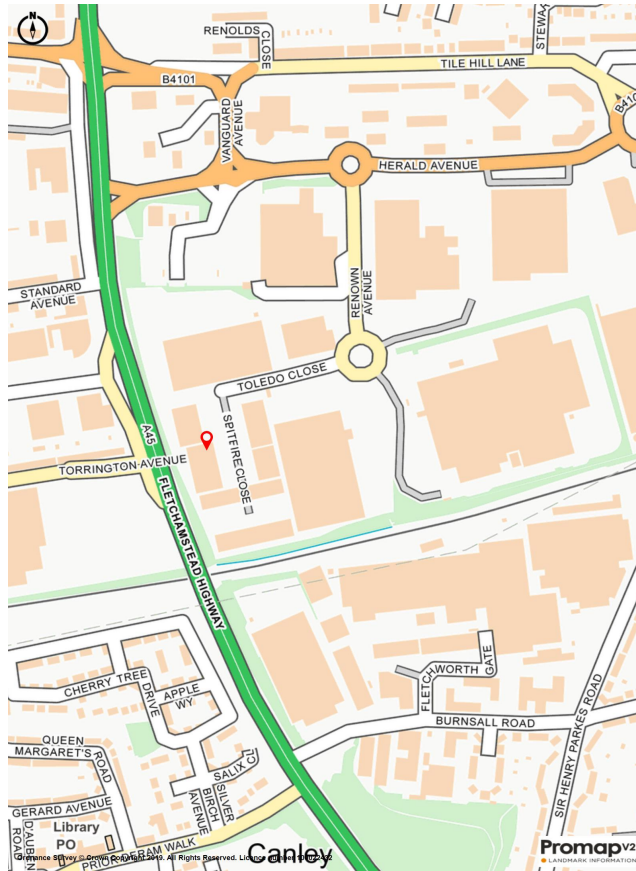
Viewing

By appointment with the sole agent

Drake Howard Property Limited

4 Leofric Court
Progress Way
Binley
Coventry
CV3 2NT

Contact: Marie Farrell
Marie@drakehoward.co.uk



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