

02476 450045

**11 CLARENDON STREET,
EARLSDON, COVENTRY,
CV5 6EW.**

**TO LET
WAREHOUSE UNIT**



GROSS INTERNAL AREA 5,540 SQ. FT. (515 SQ. M.)

Modern Detached Unit
Fully Refurbished
Trade Counter Potential (STP)
Secure Forecourt and Yard
Close to Earlsdon Street Retail

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Location

The property is located in Earlsdon, just over one mile to the south-west of Coventry City Centre and mainline rail station. Clarendon Street runs parallel to the main shopping area in Earlsdon Street.

Description

The property is a modern detached warehouse with yard secured by steel gates and perimeter fencing. The building is constructed around a steel portal frame to eaves height of 5.00 m. Lower elevations are in brick and block cavity work, with insulated profile metal cladding above and to the roof, incorporating PVC roof lights.

The warehouse has a sectional concrete floor, three-phase electric, high-bay lighting, front electric roller shutter door (3.00m width x 3.75m height) and side loading door to the yard (2.64m width x 2.27m height).

At the front of the building there is a reception office, ladies and gents/shower facilities and kitchen. At first floor there is a further office and mezzanine store. Outside is forecourt parking for 6 vehicles and a side yard the length of the building x 6.80m (max).

Accommodation

Ground Floor Warehouse, Office & Facilities	4,450 Sq. Ft. (413.60 Sq. M.)
First Floor Office & Mezzanine Store	1,090 Sq. Ft. (101.34 Sq. M.)

Gross Internal Area **5,540 Sq. Ft. (514.94 Sq. M.)**

Services

Mains water, drainage, gas and three-phase electricity are connected to the property. Offices are heated from a Vaillant combination boiler, radiators and Myson convector. The first floor office is cooled by a Fujitsu air conditioning ceiling cassette.

Lease Terms

The premises are available by way of a new full repairing and insuring lease for a minimum term of six years.

Rent

£40,000 per annum, exclusive of VAT. Payable quarterly in advance.

VAT

VAT will not be levied on rent or other sums due. However, the right to tax in the future will be reserved under the lease.

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EPC

D86

Business Rates

Rateable Value £31,500

Annual Business Rates Payable £16,128 (ignoring Transitional Relief)

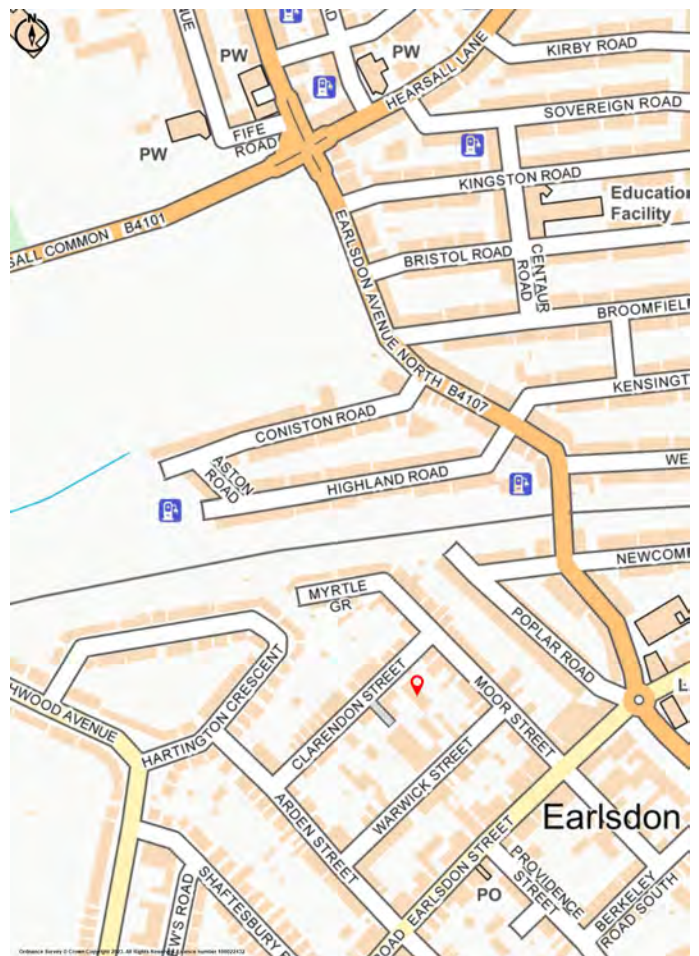
Legal Costs

Each party will be responsible for their own legal costs associated with the grant of lease, including stamp duty and VAT payable thereon.

Viewing

Strictly by appointment with Drake Howard Property Limited.

Contact: Martyn Howard Email: Martyn@drakehoward.co.uk



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