

02476 450045

**6 ALBION COURT,
84 ATTLEBOROUGH ROAD,
NUNEATON, CV11 4JJ.**

SELF CONTAINED OFFICE



TO LET

1,370 SQ FT (127.27 SQ M)

- Close to Nuneaton Town Centre
- Established Office Estate
- Self-Contained Unit
- Refurbishment Underway

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LOCATION

Albion Court is situated on Attleborough Road, a main thoroughfare to the ringroad and Nuneaton Town Centre. There are excellent road links from Nuneaton to Hinckley and Coventry, with the A5, A444 and Junction 3 of the M6 all in close proximity. Birmingham Airport is only 20 minutes drive away, whilst Nuneaton is on a main Intercity rail route to London.

The offices form part of a well known building with occupiers including Barnardos, Maid2Clean (Warwick) Ltd, Applewood Support Limited and Ashmore Surveyors.

DESCRIPTION

This self contained office, is on a split level and has an open plan layout. It is self contained and is being redecorated, with new carpet tiles and LED light panels throughout. There is a kitchenette, with male and female toilets. Three car parking spaces are demised to the unit in the rear parking area.

ACCOMMODATION

Ground Floor	61.28 sq m	660 sq ft
First Floor	70.64 sq m	760 sq ft
Total NIA	131.92 sq m	1,420 sq ft

LEASE TERMS

The offices are available by way of a new full repairing & insuring lease for a period to be agreed. The lease will include a service charge for the upkeep of the common parts of the building and estate.

RENT

£12,500 per annum

All exclusive of VAT, to be levied on rent and other lease outgoings

BUSINESS RATES

Building Rateable Value - £10,000

Car Parking Rateable Value - £660

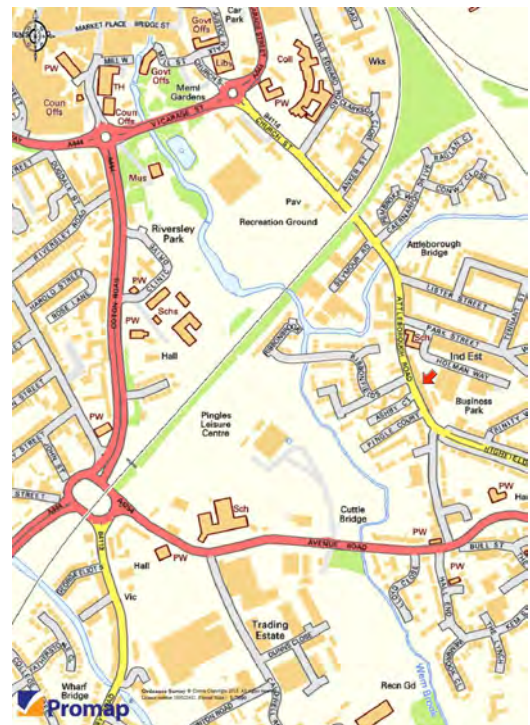
Rates payable - We believe Business Rates will only be payable on the car parking. The building rateable value falls within the Small Business Rates threshold. Parties are to reply on their own enquiries.

EPC Rating - E116

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LEGAL COSTS

The parties are to 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 the agent:

DRAKE HOWARD PROPERTY LTD

4 Leofric Court
Progress Way
Binley
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