



# To Let

## Unit B2 Stag Industrial Estate, Endemere Road, Coventry, CV6 5PY

Trade Counter / Warehouse Premises - GIA 4,068 sq ft (378 sq m)

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## Location

The property is located between the suburbs of Foleshill and Holbrooks approximately 1.5 miles north of Coventry City Centre. The area is of mixed use including commercial and residential occupiers with the immediate vicinity made of up industrial, warehouse and trade users.

The location provides excellent links to both the city centre, via the A444 and Lockhurst Lane, and the wider road network, with Junction 3 of the M6 just 2.5 miles to the north.

Specifically, the property is located on the north side of Endemere Road, on Stag Industrial Estate.

## Specification

The property comprises a modern trade counter / warehouse unit which offers the following:

- Steel portal frame construction
- Minimum 5.55 m eaves
- Electric roller shutter access
- Demised parking
- Fully fitted out (subject to user)
- Offices accommodation

Further details are available upon request.

## Accommodation

Floor Area	Sq M	Sq Ft
Warehouse	191.00	2,056
Showroom / Trade counter	132.00	1,420
Offices / Welfare	55.00	592
<b>Total (GIA)</b>	<b>378.00</b>	<b>4,068</b>

## Energy Performance Certificate

The property benefits from an EPC rating of C(55).

## Tenure / Terms

Immediately available by way of sub-let / assignment until November 2026 or, subject to negotiation with the landlord a new FRI lease for a term of years to be agreed.

Rent on application.

## Rateable Value

We understand that the property has a Rateable Value of £21,250 (1 April 2023) as listed on the Valuation Office Agency website.

## Services

We understand the property benefits from all mains services, including gas which as we understand it is capped off. Interested parties are advised to make their own enquiries to relevant authorities regarding the use of these services.

## VAT

All figures quotes are exclusive of VAT.

## Service Charge

We understand that there is a service charge applicable on the estate. Further information is available upon request.

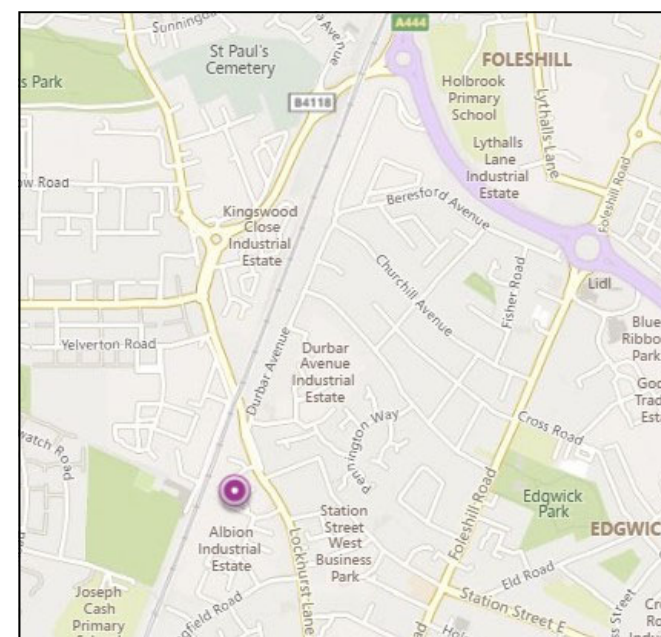
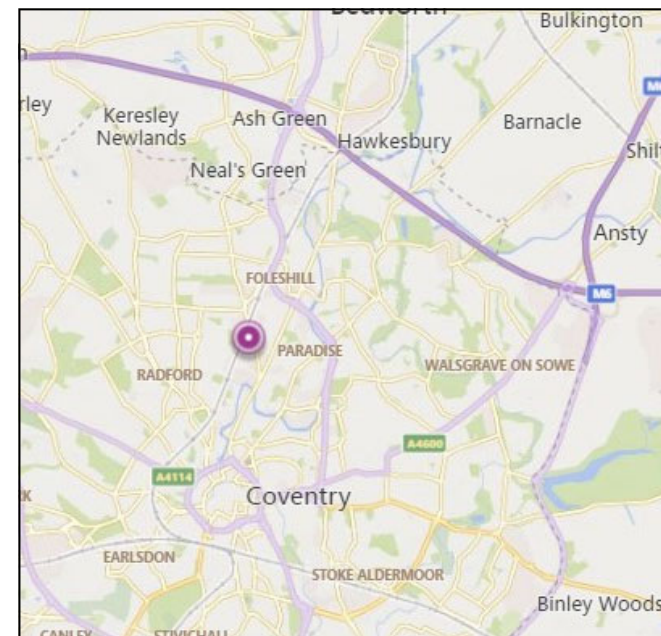
## Planning

We understand that the property is suitable for uses falling within planning, E(g), B2 and B8.

Interested parties are advised to make their own enquiries to the local authority regarding specific queries on use.

## Legal Costs

Each party to be responsible for their own legal costs .







# If you would like to know more please get in touch.

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May 2024

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