

TO LET

LIGHT INDUSTRIAL UNIT

**2 CAVANS WAY
BINLEY INDUSTRIAL ESTATE
COVENTRY
CV3 2SF**



150.03 SQ M (1,615 SQ FT)

RENTAL £10,500 PER ANNUM

Viewing: By prior arrangement with Reeves & Partners

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

LOCATION

The property is located on a small development of similar units approached off Cavans Way, which forms part of the Binley Industrial Estate, a popular and well regarded industrial development situated on the eastern side of the city close to the Eastern By-Pass, which in turn provides excellent links to the Midlands and national motorway networks.

DESCRIPTION

The building is an end of terrace unit of traditional brick and blockwork cavity wall construction with metal roofing and translucent roof-lights. The eaves height is approximately 3.21m (10'6), and access is via a pedestrian door and a roller shutter door.

LEASE TERMS

The premises are available by way of a new 6-year lease, which will incorporate a provision for an upward only rent review at the end of the third year. The lease is available on fully repairing and insuring terms.



RATING ASSESSMENT

We are verbally advised by Coventry City Council that the property is assessed at:

Description: Workshop and Premises
Rateable Value: £8,900

The current UBR (2018-2019) is 49.3p in the pound.

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SERVICE CHARGE

A small charge is levied for upkeep and maintenance of common parts.

SERVICES

All mains services are connected to the unit, which is heated by means of an overhead gas-fired hot air blower.



LEGAL COSTS

The tenant will be responsible for the landlord's reasonable legal costs incurred in the matter.

