UNIT A2
EARLPLACE BUSINESS PARK
FLETCHAMSTEAD HIGHWAY
COVENTRY CV4 9XL

38,688 SQ FT (3,594.2 SQ M) APPROX TO LET
MODERN INDUSTRIAL WAREHOUSE / MANUFACTURING PREMISES

• TO BE FULLY REFURBISHED WITH 200 KVA POWER
• EXTENSIVE ON-SITE PARKING
• SECURE ESTATE WITH EXCELLENT ROAD LINKS
UNIT A2

DESCRIPTION

Warehouse
- Two-bay warehouse of steel portal frame
- 8.2m eaves (7.2 working height)
- 3 electric up and over loading doors (4.2m [w] x 4.5m [h])
- Gas fired heaters
- High bay sodium box lighting

Offices
- Two-storey integral offices
- Reception, open plan and private offices
- Suspended ceilings with recessed lighting
- Integrated overhead warm air blowers and air conditioning in part
- Kitchenette
- WC’s

External
- 62 car parking spaces approx.
- Demised yard
- Fully secure site with manned out-of-hours security
### ACCOMMODATION

<table>
<thead>
<tr>
<th>AREA</th>
<th>SQ M (approx)</th>
<th>SQ FT (approx)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Warehouse</td>
<td>3,028.8</td>
<td>32,602</td>
</tr>
<tr>
<td>Ground &amp; First Floor Offices (inc w/c’s)</td>
<td>565.4</td>
<td>6,086</td>
</tr>
<tr>
<td><strong>TOTAL BASE GIA (approx)</strong></td>
<td><strong>3,594.2</strong></td>
<td><strong>38,688</strong></td>
</tr>
</tbody>
</table>

To be fully refurbished with 200 kVA power.

Extensive onsite parking.

Secure estate with excellent road links.
The subject property is located on the popular, modern development of Earlplace Business Park approximately 3.5 miles from Coventry City Centre.

Earlplace has immediate connections to the A45 dual carriageway which in turn provides access to motorway links on the M6, M42, M45 and M69 therefore providing excellent access to the National Motorway Network.

Birmingham International Airport and the National Exhibition Centre are accessed via the A45, with Coventry Railway Station approximately 3.5 miles distant.
UNIT A2

AVAILABILITY
The property is immediately available and viewings by way of prior arrangement with the agent.

LEASE TERMS
The property is available by way of a full new repairing and insuring lease for a term of years to be agreed.

RENT
Quoting rent based on £5.50 per sq ft.

BUSINESS RATES
RV 2010 (Warehouse & Premises)
£184,000.
Rates Payable 2015/16 – £90,712 (based on 49.3p / £).

EPC
EPC Rating: C (63).

SERVICES
It is understood that the premises benefit from all mains services. Applicants are advised to make their own enquiries to the relevant utility companies.

PLANNING
It is understood the property is suitable for light industrial, general industrial and storage and distribution uses falling within classes B1(c), B2 and B8 of The Town and Country Planning (Use Classes) Order 1987.

VAT
All rents and prices quoted are exclusive of VAT if chargeable.

SERVICE CHARGE
A service charge is levied for onsite security, estate lighting and ancillary estate services, in addition to the landlord undertaking roof repairs and maintenance through the term of a new lease. Further details from the agents.

VIEWING
Strictly by appointment with the sole agent:

Contact: Neil D Slade
Email: neil.slade@harrislamb.com
Tel: 07766 470 384

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

www.kubiakcreative.com  141326  04–15