

OPENING DOORS SINCE 1843



Industrial
Industrial/Warehouse Use



Area
2,548 sq ft 236.72 sq m



Location
Popular Estate



Traffic
Good Road
Communications



Availability
October 2022

TO LET

Unit 5 Highway Point, 239 Torrington Avenue, Coventry CV4 9AQ

Location:

Highway Point is located close to the junction with Padstow Road, with good links to the A45 and Tile Hill railway station, NEC and Birmingham International airport. There is a regular bus service on Torrington Avenue.

Description:

Semi detached property which was created from reconfiguration of a larger building in 2008. The property had a new insulated roof and wall cladding, roller shutter door and toilet facilities as part of the work and also has an overhead gas blower heater and lighting. Height to the underside of roof trusses is 4.15 m.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	2,548.00	236.72
TOTAL	2,548.00	236.72

Services:

Mains water, drainage, gas and electricity services are available. There is a water meter.

Rateable Value:

The current rateable value is £9,100.

Terms:

A new lease is available for the property at a rent of £20,380 plus VAT for a minimum term of 6 years, with a rent review on the 3rd anniversary. The tenant will be responsible for all repairs and decorations, reimbursing the insurance premium and the Estate service charge, which is currently £850.00 per annum plus VAT.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

The tenants' solicitor will provide an undertaking for the landlords' legal costs, which will be payable if the tenant fails to complete a letting within an agreed timescale. The tenant will contribute £750 + VAT towards the landlords legal costs for a completed letting.

Property Documents:

Property Plan: [Click here](#)

EPC:

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

commercial@loveitts.co.uk

