



Unit to Let, nr Atherstone

To Let: £14,500 pa 1,929.9 sq.ft (179 sq.m)

HOWKINS &
HARRISON

Unit to Let nr Atherstone

An industrial unit offering a flexible space with built in offices, located close to the A5 and M42 providing excellent links to the Midlands Motorway Network.

Features

- 1,929.9 sq.ft (179 sq.m)
- Attractive rural location
- Self contained unit with Office Space
- Ample Parking
- Internet connection
- Excellent Motorway links

The unit is situated on the outskirts of Pinwall, a small rural hamlet just north of Atherstone, and benefits from close access to the A5 (Watling Street), positioned approximately 0.5 miles away, providing excellent links to the wider midlands motorway network.

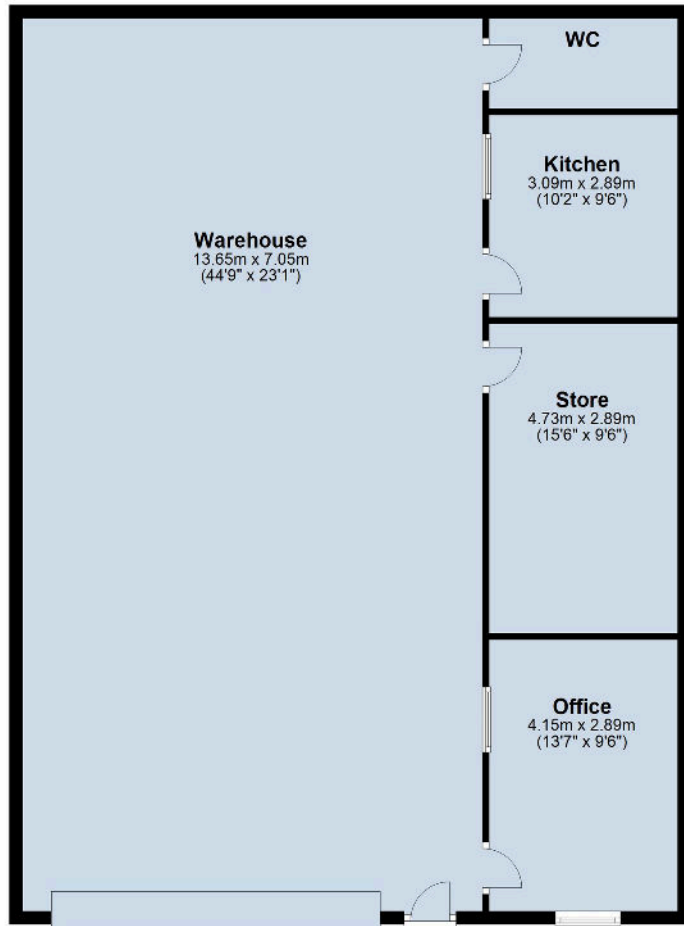
Atherstone town centre lies around 1.5 miles to the south, offering a full range of amenities, shops, and local services. The property is well placed for regional travel, with Nuneaton approximately 8 miles to the east, Tamworth around 7 miles to the west, and the M42 (Junction 10) reachable in roughly 4 miles.



Floor Plan

Ground Floor

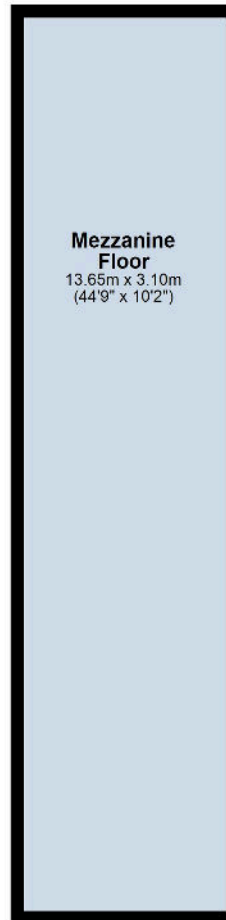
Approx. 137.0 sq. metres (1474.4 sq. feet)



Total area: approx. 179.3 sq. metres (1929.9 sq. feet)

First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Description

A modern industrial unit offering a flexible space in a rural setting, close to the village of Sheepy Magna. The unit benefits from close proximity to main roads including the A5 & M42.

The unit is located 2.5 miles from the A5 and 6 miles from Junction 10 of the M42. The M42 provides access to the midlands motorway network.

The units consists of an open plan storage area, office space, kitchen, further storage rooms and a toilet. Access is through a pedestrian door and roller shutter door with a height of 3.5 metres.

The unit has a mezzanine floor above the office space which provides extra storage.

Utilities

The property benefits from mains electricity and water, both of which are submetered.

The tenant is responsible for the payment from the date of occupation.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

Maintenance & Insurance

The tenant will be responsible for the maintenance, repair and upkeep of the unit. The landlord is responsible for all external repairs.

Insurance is to be put in place by the landlord and will be charged to the tenant on an annual basis.

Tenure & Use

Available on a new flexible term lease to be agreed.

The lease will be excluded from Section 24-28 of the Landlord and Tenants Act 1954.

The unit is not suitable for an automotive repair workshop.

Price & Deposit

The lease cost will be £14,500 per annum.

A deposit is required and will be held for the duration of the term.

EPC

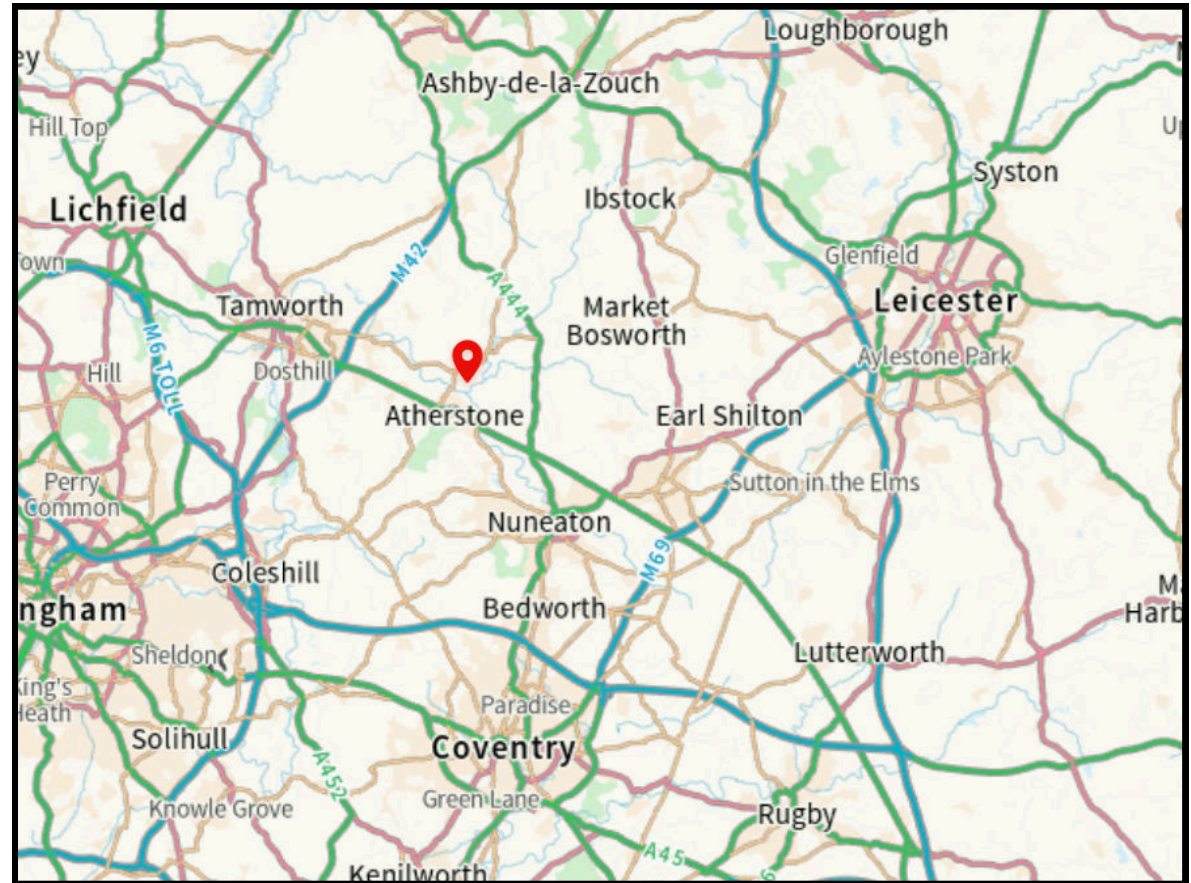
We are currently awaiting an EPC.

Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison please contact Lily Taylor on 01530 877977 (option 4) or by email on lily.taylor@howkinsandharrison.co.uk.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposes only.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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