

**TO LET**

**MODERN INDUSTRIAL WAREHOUSE  
WITH OFFICES AND SECURE YARD**

**UNIT G1 HOTCHKISS WAY  
BINLEY INDUSTRIAL ESTATE  
COVENTRY  
CV3 2RL**



- **GIA 882 sq. m / 9,496 sq. ft (excluding mezzanine)**
  - **Forecourt parking and secure yard**
  - **Popular estate with excellent road links**

**RENTAL: £52,000 per annum**

**Viewing: Strictly 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.

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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 stands on the popular Binley Industrial Estate approximately 3 miles to the east of Coventry city centre joining excellent road links via the Coventry Eastern by-pass to the M6/M69 in the north and the A45/A46 to the south.

**DESCRIPTION**

Detached workshop warehouse of modern steel portal framed construction, external brickwork and internal blockwork to a height of 2.14m beneath insulated profile metal cladding and even pitched profile metal roof with inset lights. Internal eaves height of circa 4.6m (18 ft) to haunch.

The principal access is via a concertina door within the northern elevation. There is a 2-storey office building of brick and flat roof construction to the front of the building, timber double glazed windows and security screens to ground floor.

Concrete forecourt with vehicular access extends to the front and right-hand flank of the building, incorporating some 17 car parking spaces with a gated enclosed yard at the rear right-hand side.

**ACCOMMODATION**

|  | Sq. m         | Sq. ft       |
|--|---------------|--------------|
| <b><u>GROUND FLOOR</u></b>   |               |              |
| <b>Workshop Warehouse</b><br>Maximum measurements<br>36.6m width 19.0m depth<br>Overhead sodium and<br>fluorescent lighting.   | <b>695.5</b>  | <b>7,486</b> |
| Mezzanine storage over<br>incorporating<br>office/staffroom/toilets<br>(4.5 x 17.5)  | <b>(82.4)</b> | <b>(887)</b> |
| <b>Offices Ground Floor</b><br>Reception entrance, two<br>offices, showroom/trade<br>counter, corridor with<br>Comms room off and toilets<br>Two gas central heating<br>boilers serving radiators<br>within the principal office<br>areas. | <b>94.2</b>   | <b>1,014</b> |

|  | Sq. m        | Sq. ft       |
|--|--------------|--------------|
| <b>Offices First Floor</b><br>Two offices, store           | <b>89.75</b> | <b>966</b>   |
| <b>Total Gross Internal Floor Area excluding Mezzanine</b> | <b>882.2</b> | <b>9,496</b> |



**RATEABLE VALUE**

The rateable value under the 2017 list is £42,500.

The current Uniform Business Rate (2018-2019) is 49.3p in the pound.

**EPC**

To be confirmed.

**FIXTURES & FITTINGS**

Fixtures and fittings currently within the property have not been tested and interested parties should satisfy themselves they are in working order.

## **TERMS**

The property is available on a new full repairing and insuring lease for a number of years to be agreed between the parties.

## **RENT**

£52,000 per annum, payable quarterly in advance.

## **VAT**

VAT is applicable on the rental payments.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred within the transaction.

