

## TO LET

MODERN INDUSTRIAL / WAREHOUSE

POPULAR ESTATE TO THE SOUTH EAST OF NUNEATON

**UNIT 5 LIBERTY WAY  
NUNEATON  
WARWICKSHIRE  
CV11 6RZ**



**GROUND FLOOR: 279.5 sq. m / 3008 sq. ft  
FIRST FLOOR OFFICE: 37.7 sq. m / 406 sq. ft**

- **Good road links to the Midlands motorway network**

**RENT: £18,000 per annum**

**Viewing: Strictly by appointment only through 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

Liberty Way forms one of the more modern parts of the Attleborough Fields Industrial Estate to the south east of Nuneaton town centre, accessed off the Eastboro Way which links through to the A5 and M69 motorway to the north and the A444 and M6 motorway to the south.

## DESCRIPTION

A modern end terraced unit constructed circa 1990s of traditional steel portal framed structure with brick elevations, blockwork internal skin and profile steel cladding, together with even pitched profile steel corrugated roof with translucent roof lights. Windows are of mainly aluminium double glazing. A manual roller shutter door gives access to the main workshop/warehouse area. Eaves height is 5.87m (19ft 5") with a roof height to apex of 7.276m (23ft 10"). Mezzanine floor incorporating office space. Heating to the unit is via a high level Ambi-rad gas fired blower and a night storage heater within the office area.

## ACCOMMODATION

	Sq. m	Sq. ft
<b>GROUND FLOOR</b>	<b>279.49</b>	<b>3008</b>
Width 13.419m x depth 20.55m Ground floor office WC Washroom Kitchen Disabled Toilet		
<b>MEZZANINE</b>	<b>37.70</b>	<b>406</b>

## EXTERNAL

Tarmac surfaced area for 9 car parking spaces. Concrete vehicular access to roller shutter entrance door.

## SERVICES

All mains services are connected including 3-phase power.

## RATES

**Rateable Value:** £18,000

The UBR for 2018-2019 is 49.3p in the pound.

## EPC

To be confirmed

## LEASE

The property is available by way of a new full repairing and insuring lease on multiples of three years.

## RENTAL

£18,000 per annum, payable quarterly in advance.

## VAT

VAT is applicable to the rent.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the preparation and stamping of the lease.

