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**TO LET**

**STARTER INDUSTRIAL UNIT**  
**1361 SQ FT (126.4 SQ M)**



**UNIT 3 PIONEER CLOSE**  
**OFF KELSEY CLOSE**  
**ATTLEBOROUGH FIELDS INDUSTRIAL ESTATE**  
**NUNEATON**  
**WARWICKSHIRE**  
**CV11 6RS**

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NOTE RE SERVICES. ELECTRICAL, WIRING AND HEATING APPLIANCES : None of these items have been tested. We would recommend that any interested parties check these items to their satisfaction.

## **LOCATION**

Pioneer Close forms part of Attleborough Fields Industrial Estate being located off Kelsey Close.

Nuneaton is a busy market Town in north Warwickshire with a population in the order of 71,530 (Local Authority 112,961). There are good local road communications with the M69 at Hinckley and the M6 at Bedworth.

## **DESCRIPTION**

The unit available is a mid terrace unit in a block of four. The unit itself benefit from a roller shutter door an office and internal WC facility with parking for four vehicles at the front of the building.

Gross Internal Floor Area 1361 sq ft (126.4 sq m)

## **SERVICES**

Electricity is provided to the property. Gas is not connected to the property but it is available to the Close.

## **LEASE TERM**

The property is offered on a lease of flexible duration on full repairing and insuring terms at a rental of £8,500 per annum exclusive.

## **RATES**

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Nuneaton & Bedworth Borough Council on 29<sup>th</sup> January 2008:

Rateable Value:           unavailable

## **LEGAL COSTS**

As is standard the ingoing tenant will be responsible for the landlords legal fees incurred in the grant of the lease.

## **FURTHER INFORMATION AND VIEWING**

**STRICTLY** by prior telephone appointment with the selling agents, Castle Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

**Please note:** A charge of £58.75 (£50.00 + VAT) will be made to any party making an application to rent the subject property to cover the cost of taking references and a credit check.

## **VALUE ADDED TAX**

All transactions stated are exclusive of Value Added Tax.

## **NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES**

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## **SUBJECT TO CONTRACT**

## **NOTE RE: MEASUREMENTS**

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).

Revision 1 – BM (Unit 3 Pioneer Cl, Attleborough Fields Ind Est) 29/01/08