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TO LET

**CARLYON ROAD
ATHERSTONE
WARWICKSHIRE
CV9 1JE**

FLEXIBLE INDUSTRIAL SPACE FROM 5,000 SQ FT WITH OFFICES

RENT FREE PERIODS AVAILABLE!



- **FLEXIBLE LEASE LENGTHS**
- **FIXED PRICE OPTIONS TO PURCHASE**
- **GOOD CAR PARKING PROVISION**
- **LETTINGS SUBJECT TO TERMS & CONDITIONS**



DISCLAIMER: castle Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Castle Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Castle Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Castle Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Castle Commercial will not be liable for any loss arising from the use of these particulars.

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

The premises are located on the established industrial estate of Carlyon Road on the corner of Riversdale Road. Carlyon Road itself allows easy access to the B4111 Atherstone to Nuneaton road and also the A5 which in turn gives access to most of the Midlands motorway network.

Atherstone itself is a small town lying on the A5 with the M42 at Dordon and the M69 at Hinckley in close proximity.

DESCRIPTION

The subject property essentially comprises of a complex of three self contained industrial units benefiting from offices sitting on a 6 acre site.

The accommodation briefly offers the following:

Gross Internal Floor Area:-

Unit A/B	35,986 sq ft	(3,342.9 sq m)
Unit C/D	44,483 sq ft	(4,132.5 sq m)
Unit E	16,133 sq ft	(1,498.8 sq m)
Total	96,602 sq ft	(8,974.2 sq m)

Eaves height vary: 3.8m to 8m

SERVICES

We understand mains, electricity, water and drainage are connected to the subject units.

WC facilities (including disabled) will be installed within the subject units if the unit does not already benefit from them.

RATES

To be individually assessed

TENURE & RENTALS

The units are available to let on new full repairing and insuring leases of flexible duration at the following commencing rentals:

Unit A/B	-	£3.00 per sq ft
Unit C/D	-	£3.25 per sq ft
Unit E	-	£3.50 per sq ft

Rent Free Periods/Staggered Rentals Available

All lettings are subject to agents being satisfied the applicant has sufficient financial strength.

LEGAL COSTS

As is standard the tenant is to be responsible for the landlords reasonable legal costs incurred in the grant of the lease.



FOR FURTHER INFORMATION & VIEWING

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

Joint Agents: Lambert Smith Hampton,
24 De Montfort Street, Leicester
Tel: (0116) 255 2694
Ref: G Gibson / B Oldfield

Please note: A charge of £57.50 (£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

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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.