

024 7655 5180



TO LET

SELF CONTAINED OFFICE

Unit 7 Albion Court, Attleborough Road, NUNEATON CV11 4JJ



1,555 sq ft (144.46 sq m)

LAST UNIT REMAINING

- Good Access to Nuneaton Town Centre and M6 J3
- Attractive Building
- Car Parking Spaces

Location

Albion Court is situated on Attleborough Road, half a mile east of Nuneaton Town Centre. Nuneaton has excellent road links with Hinckley and Coventry with the A5, A444 and Junction 3 of the M6 all within a few minutes drive. Birmingham International Airport is approximately 20 minutes distance, whilst Nuneaton is on a main Intercity rail route to London.

Description

The offices form part of a well known building with occupiers including Barnardos and Advantia Business Solutions Ltd. The units provide two storey self contained offices, in mainly open plan layout. Fixtures include suspended ceilings with Category II fluorescent lighting, night storage heating, carpets, kitchenette, and male and female WC's. Car parking spaces are available with the premises.

Accommodation

Ground Floor	69.73 sq m	751 sq ft
First Floor	74.73 sq m	804 sq ft
Total NIA:	144.46 sq m	1,555 sq ft

Services

A service charge is payable to cover repair and maintenance of the common parts of the estate and building, management and services provided by the Landlord.

Tenure

The offices are to let by way new full repairing and insuring leases on flexible terms, to be negotiated.

Rent

£11,000 per annum exclusive of VAT

Rates

Rateable Value (2010 List):	£9,900
Rates Payable (2015/2016):	£4,752

The above figures have been provided by the Non Domestic Rating Department of Nuneaton and Bedworth Borough Council.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction, including any Stamp Duty and VAT payable thereon.

Viewing

Strictly by appointment with the sole agent:

D&P HOLT LIMITED

HOLT COURT

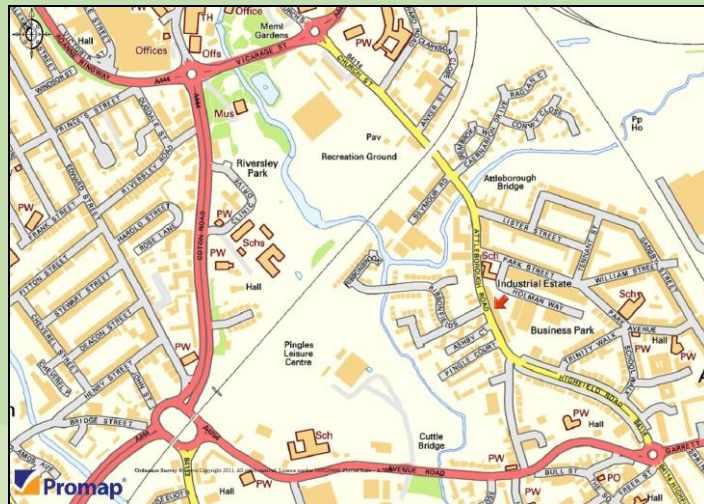
16 WARWICK ROW

COVENTRY CV1 1EJ

TEL: 024 7655 5180 FAX: 024 7622 3434

CONTACT: MARIE FARRELL

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Energy Rating

F133. EPC available upon request.

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