Workshop/ Industrial Unit Recently Refurbished

1,091 Sq Ft (101.35 Sq M)

Property Highlights

• NO MOTOR TRADE OR GYMS
• Https://my.matterport.com/show/?m=z1B6cdwTikH - Virtual Viewings
• New roller shutter, pedestrian door and fire door
• Comprehensive roof refurbishment
• Three phase power
• Two parking spaces to the front

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Unit 2 Relton Mews, Eden Street, Coventry CV6 5HE
Location
The property is located on Relton Mews Industrial Estate which is situated approximately 1.25 miles from Coventry city centre. The estate is at the end of Eden Street and accessed from the Stoney Stanton Road, opposite Gallagher Retail Park. The estate is also positioned parallel to the A444, giving easy access to the national motorway network, as well as the city centre railway and bus stations.

Description
The property has been fully refurbished with full roof repairs, repainting of floors and walls, insertion of a new roller shutter entrance, pedestrian door and fire door. Internally the unit is having a new office and WC created. The unit is of steel portal frame and brick construction with a pitched roof. The unit has an eaves height of 4.14m, with the roller shutter being 3.03m wide by 3.61m high. Outside of the unit there is parking for two vehicles.

Accommodation

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq Ft</th>
<th>Sq M</th>
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</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>1,091</td>
<td>101.35</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,091</strong></td>
<td><strong>101.35</strong></td>
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Business Rates

<table>
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<tr>
<th>Rateable Value (2017)</th>
<th>£5,900</th>
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<tbody>
<tr>
<td>Rates Payable</td>
<td>£0</td>
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This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.

Tenure
A new lease with consideration given to terms of 2 years or longer.

Services
All mains services are connected.

EPC
Rating of C – 70

Viewing
Strictly by appointment with the agent Bromwich Hardy.

Legal Costs
Each party is to bear their own legal and surveyors costs incurred in this transaction.