

INDUSTRIAL / WORKSHOP UNIT & YARD

TO LET.

UNIT C • ATHERSTONE ROAD • PINWALL
• ATHERSTONE • CV9 3NB



- 272.03 Sq M (2.928 Sq Ft) GIA
- Useful Concrete Yard of 0.15 Acres
- Busy Roadside Location

- Loading Door Access
- W/C Facilities
- Easy Access to Wider Road Network



FLINT
REAL ESTATE



DESCRIPTION

Good quality workshop / industrial unit with generous yard and parking area situated in an accessible location on the B4116 Atherstone Road

- Concrete yard areas of circa 0.15 acres / 6,200 sq ft and 30m in depth
- Staff welfare & WC areas
- LED lighting
- Recently refurbished space
- Good quality unit and yard
- Suit a range of uses and business
- Additional useful mezzanine storage to the rear of 709 Sq Ft
- Loading door access
- Flexible space
- Flood lighting to yard
- Eaves height of 3.4m min to 5.8m to the apex
- Sits next to the popular 'Smiths of Pinwall' petrol filling station and farm shop
- 2,928 Sq Ft of space with an additional storage area to the rear



LOCATION

The property is located in a prominent roadside position at Pinwall, on Atherstone Road, approximately 1.5 miles north of Atherstone town centre. The site benefits from close proximity to the A5 (Watling Street).

The A5 links directly to the M42 and M6 to the west and to the M1 and M69 to the east, providing access to the Midlands motorway network. The wider area is well placed for the principal Midlands centres, with Tamworth and Nuneaton each about 6 miles away, Hinckley about 8 miles, Coventry about 13 miles and Birmingham about 17 miles. The site is located next to the popular 'Smiths of Pinwall' service station and farm shop



SAT NAV: CV9 3NB



POTENTIAL.CAVE.GLOBE



FLOOR AREAS

	Sq M	Sq Ft
Workshop (GIA)	272.04	2,928
Mezz (GIA)	65.91	709

ASKING RENT / TERMS

Available from £40,000 per annum exclusive on FRI terms to be agreed.

BUSINESS RATES

Interested parties are to enquire with the VOA.



SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

EPC

Rating: TBC

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

VIEWINGS

By appointment with the Sole Agents below:

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