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NET INTERNAL AREA: 90.55 SQ.M. (975 SQ.FT.)

**Ground Floor,
1 The Courtyard,
Goldmith Way,
Nuneaton,
CV10 7RJ**

TO LET

GROUND FLOOR OFFICE PREMISES WITH CAR PARKING SITUATED ON BEST OFFICE SCHEME IN NUNEATON WITHIN CLOSE PROXIMITY TO GEORGE ELIOT HOSPITAL AND JCT 3 OF THE M6.



Location

The subject property is situated just off the A444, about 1.5 miles south of Nuneaton Town centre, an attractive market town with close proximity to the motorway network, namely Junction 3 of the M6 some 2 miles to the south and Junction 1 of the M69, some 6 miles to the north east.

The subject property is located close to occupiers such as St Johns Ambulance, GRS Roadstone, Listers, Integrity Wealth, Burgis and Bullock, Intaforensics.

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



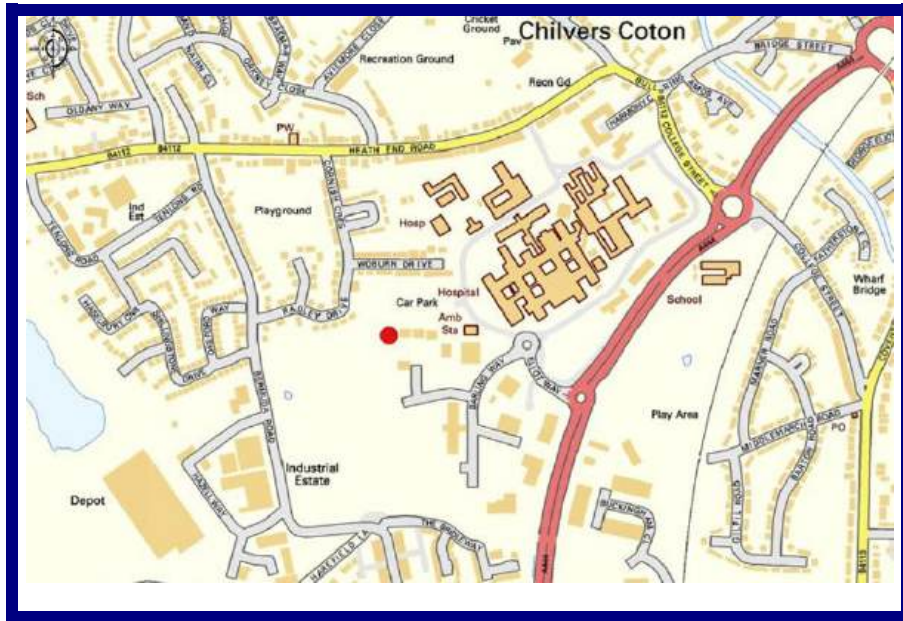
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Ground Floor- 1 The Courtyard, Nuneaton



Description

The subject property comprises the ground floor of a purpose built office property with secure gated car parking.

The Courtyard comprises four pairs of semi detached units, all of a similar size, along with two self contained larger units. The property has brick elevations with a steel trussed framed roof covered in concrete roof tiles. Specification includes raised flooring, air conditioning, suspended ceilings with recessed lighting and double glazed windows. The subject property is offered with immediate vacant possession.

The property benefits from 4 on-site car parking and could be suitable for various uses principally to reconfigure into a fully open plan as built floorplate.

Accommodation

The accommodation briefly comprises: -

Ground Floor-

- Reception
- 4 x Offices
- Kitchen and WC facility

Total Net Internal Area

90.55 sq.m. (975 sq. ft.)

Rates

We are advised by the VOA website (www.voa.gov.uk) that the rateable value of the property is £8,600. We understand the 4 car parking spaces have a further £1,000 rateable value.

Prospective tenants are advised to make their own enquiries to Nuneaton & Bedworth Borough Council (Tel: 024 7637 6376) to verify the current rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

Price

Rental on application. Available on a new effectively fully repairing and insuring lease for a period of no less than 3 years. Service charge to be apportioned for the external area management.

EPC

B:40 EPC available on request.

Ground Floor- 1 The Courtyard, Nuneaton

Legal Costs

Each side will bear their own costs in the event of the property being sold. The ingoing tenant will be responsible for the landlords' reasonable legal costs incurred in connection with the drawing up of a lease.

Viewing / Information

Viewing strictly through the Sole Agents
Cartwright Hands,
59 Coton Road,
Nuneaton,
CV11 5TS

Guy Hands
Tel:- 02476 350700.
Email: grh@cartwriighthands.co.uk

NOTE: Whilst every effort is made to ensure the accuracy and reliability of these details, if there is any point of particular concern, we would ask you to contact the offices of the sole Agents for further clarification, particularly if contemplating travelling some distance to view the property.

MISREPRESENTATION ACT 1967 – CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Cartwright Hands, for themselves and the owners/tenants of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of any offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to the property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

PROPERTY MISDESCRIPTION ACT 1991

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate, and are given for guidance purposes only.
2. Information on Tenure or Tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors.
3. Information on Rating Assessments and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of main services are based on information supplied to us by the Vendor/Lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to, as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to legal commitment to purchase/lease.
5. All prices and rents quoted are exclusive of VAT (which may or may not be payable) unless expressly stated to the contrary.
6. Information on the trading performance of any business premises referred to in these particulars has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are advised to have their own accountants verify this information prior to acquisition.



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**101/107 New Union Street
Coventry CV1 2NT**

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www.cartwrighthands.co.uk**

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