



TO LET

INDUSTRIAL/ WAREHOUSE UNIT

UNITS 1 AND 2 EASTBORO FIELDS NUNEATON CV11 6GL



10,544 sq. ft. (980 sq. m.)

Approx. Gross Internal Area

- Popular Industrial Location
- Excellent parking provision
 - 6.5m eaves height
 - Racking to parts





Location:

The property forms part of a small development of similar quality business units on the Hemdale Industrial Estate which is easily accessed off Nuneaton's Eastern Relief Road (the A4254) approximately 1.25 miles from Nuneaton town centre.

The estate is well located for access to the A5 trunk road to the north of Nuneaton and also for access to the M6 Motorway at Junction 3 which is approximately 5 miles distant.

Description:

The property comprises modern industrial warehouse building, divided into a racked warehouse and three workshops.

To the front of the building are offices with kitchen and WC facilities. At first floor level, there is a mezzanine suitable for storage, and a series of offices suites.

The unit has an eaves height of approximately 6.5m, gas blower heater in the workshop area and gas central heating in the offices. The building is accessed via two electric up and over doors, as well as pedestrian entrances.

Externally, there is an ample designated car park with 24 marked spaces, with a yard area to the rear.

Accommodation:

	Sq.ft.	Sq.m.
Warehouse	7,013	651.55
Offices	2,248	208.90
Mezzanine	1,282	119.12
Total Approx. Gross Internal Area	10,544	980

Tenure:

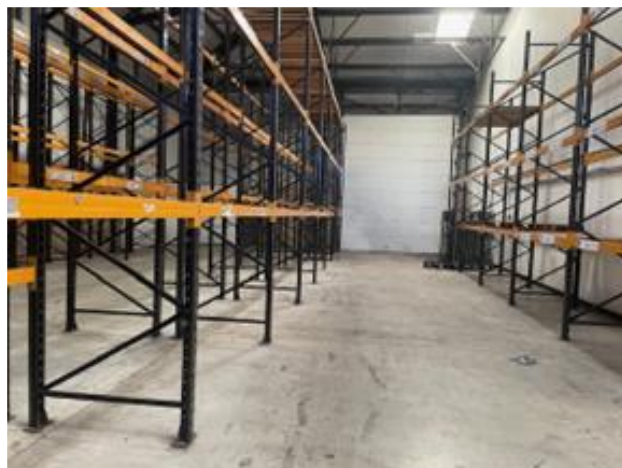
The property is available by means of a new full repairing and insuring lease upon terms to be agreed.

Quoting Rent:

£67,000 per annum, exclusive

Services:

All mains services are connected including Three Phase electricity and gas-fired central heating together with part air conditioning installed to the offices. No tests have been applied.



Business Rates:

2026 Rateable Value: £58,000

EPC:

EPC Rating: **D (92)**

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.



Viewing:

Strictly via sole agents:

**Harris Lamb
4th Floor
4 Brindleyplace
Birmingham
B1 2LG**

Tel: 0121 455 9455

**Contact: Charles D'Auncey
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**Ashley Brown
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Ref: G008144

Date: March 2026

Subject To Contract



