

024 7655 5180



**TO LET**

**SELF CONTAINED OFFICE**

**Unit 5 Albion Court, 80 Attleborough Road, NUNEATON CV11 4JJ**



**1,404 sq ft (130.46 sq m)**

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

## Accommodation

Ground Floor	60.48 sq m	651 sq ft
First Floor	69.98 sq m	753 sq ft
<b>TOTAL:</b>	<b>130.46 sq m</b>	<b>1,404 sq ft</b>

## 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 property is let by way of a new full repairing and insuring lease for a flexible term, to be negotiated.

## Rent

**£9,500 per annum exclusive of VAT**

## Rates

Rateable Value (2010)	£9,300
Rates Payable (2012/2013)	£4,259

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**

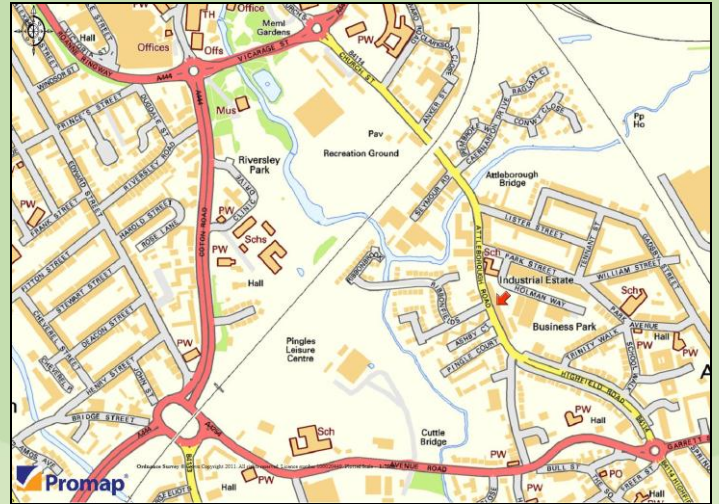
**16 WARWICK ROW**

**COVENTRY CV1 1EJ**

**TEL: 024 7655 5180 FAX: 024 7622 3434**

**CONTACT: MARIE FARRELL**

**EMAIL: marie@holtcommercial.co.uk**



## Energy Rating

E109. EPC available upon request.

### Important notice:

D&P Holt Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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