

For Lease

Light Industrial



Unit 2 17 Hammond Close

Attleborough Fields Ind Estate, Nuneaton, CV11 6RY

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

📦 2,841 Sq Ft
£ £21,500 Per Annum

Key Features

- Eave Heights of 6.45m
- Secure onsite parking
- Gas Supply and 3 Phase Electrics
- Small Office and W/C Facility
- Mezzanine above offices with stair access
- Roller Door measurements of 5m w by 4.8m h



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02476 308900



office@bromwichhardy.com

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Location

Nuneaton is a well established commercial centre, located 20 miles east of Birmingham and 9 miles north of Coventry. The town benefits from its proximity to the M6 and M69 Motorways and regular rail services to London and the north.

The subject premises are located on Hammond Close, off Townsend Drive, the main road through the Attleborough Fields Industrial Estate which is an established industrial location, easily accessed off Nuneaton's Eastern Relief Road, the A4254, which links to the A444, approximately one mile to the west of Nuneaton, with the A5 Trunk Road approximately two miles to the north.

Description

A mid-terraced industrial unit is available immediately. The site benefits from onsite parking and eave heights of 6.45m and an apex of 7.3m. The roller door dimensions are 5m x 4.8m. There is a small office and w/c on the right-hand side of the unit which requires light refurbishment and a mezzanine above the offices which is accessible via a staircase.

Accommodation

Area	Sq Ft	Sq M
Warehouse	2,473	229.74
Office / WC	184	17.09
Mezzanine	184	17.09
Total	2,841	263.93

Business Rates

Current Rateable Value: £14,000

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/249520222>

Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

EPC

Available upon request.

VAT

The property is not registered for VAT (Value Added Tax).

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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

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

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



Rob Lord

Contact us with any queries about the property or to book a viewing

02476 308 900

07385 663 147

rob.lord@bromwichhardy.com



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