To Let:

**Industrial Premises**

198 Fletchamstead Highway
Canley
Coventry
CV4 7BB

Rent £13,975 per annum

185 sq.m. (1,996 sq.ft.)

EPC Rating: D

**Industrial Premises with direct access to A45.**

To let single storey industrial unit along A45, with parking to the front and secure service area to the rear. For further details: T 024 7683 2788
198, FLETCHAMSTEAD HIGHWAY, CANLEY, COVENTRY, CV4 7BB

The Premises

- are located along Fletchamstead Highway close to the Canley roundabout on the A45.
- are in good condition and comprise of a main entrance/reception area and a conference room.
- have steel gates to the front access doors.
- has an industrial area which benefits from overhead blow heaters and steel roller shutters.
- leads out to a rear enclosed service area which is in the demise of the unit.
- has parking to the front of the unit and a communal rear service area. The estate has palisade gates at both ends to maximise security.
- may be used for light industrial/warehouse and office purposes.
- has an Energy Performance Rating of D.
- Your business may be eligible for a discount under the small business rate relief scheme in England if you only occupy one property and it has a rateable value below £12,000. Small business rate relief is calculated at 100 per cent on properties up to £6,000 and a tapering relief from 100 per cent to 0 per cent for properties up to £12,000 in rateable value N.B.* The Rate Payable could be subject to Transitional Rate Relief. Uniform Business Rates 2016/17 at 49.7p in the £.
- For more information visit www.businesslink.gov.uk/businessrates or to check if your business would qualify contact the Council's Business Rates team T:024 7683 2522 or e-mail businessrates@coventry.gov.uk.

What it Will Cost

- Rent £13,975 per annum
- Service/Sinking Fund Charge £705 per annum
- Management Charge £490 per annum

TOTAL £15,170 per annum

Rates Payable 2016/17* £ per annum
Rateable Value 2016/17* TBC

Terms of Tenancy

- the length of the lease is to be agreed but expected to be a minimum of 3-5 years.
- the occupier will be responsible for repair and maintenance of the premises.
- the Council will maintain the common parts of the estate.
- the Council will insure the premises and will recover the cost from the tenant by way of an insurance rent of £375 per annum. The tenant is responsible for their own personal contents insurance.
Information
For further information or to arrange a viewing, please contact Lee Pemberton on:-
T: 024 7683 2788
e: lee.pemberton@coventry.gov.uk

Business support is available from our partners the Chamber of Commerce.

Coventry and Warwickshire Chamber of Commerce provides a range of support and advice to businesses, including financial management, business growth, diversification and marketing. For more information please call 024 7665 4321 or visit www.cw-chamber.co.uk

Contact Details
Commercial Property Management
Floor 9, Civic Centre 4
Much Park Street
Coventry
CV1 2PY
e: commercial.property@coventry.gov.uk

If you need information in another format or language please contact us.
e-mail: sonia.maceluch@coventry.gov.uk

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