

**UNIT 4 NETHERWOOD INDUSTRIAL ESTATE, ATHERSTONE, CV9 1JA
4,371 SQ FT (406.08 SQ M)**



- Self-contained Industrial Warehouse / Production Unit
- Generous Onsite Car Parking
- 3.8m eaves rising to 6.4m
- Excellent Motorway Links, close to the M42, the M6 and the M1



LOCATION

Atherstone is located in the northern part of the county of Warwickshire on the main A5 trunk road. Netherwood Industrial Estate is situated approximately 20 miles to the north east of Birmingham and a similar distance to the south west of Leicester. Coventry is about 18 miles whereas the towns of Nuneaton and Tamworth are approximately 5 and 9 miles in distance respectively. The A5 links directly with Junction 10 of the M42 Motorway approximately 6 miles to the northwest, near Tamworth and connects with the M1 and M6 Motorways

DESCRIPTION

Netherwood Industrial Estate comprises of industrial warehouse / production units of steel portal frame construction, with concrete warehouse floors, brick and part clad elevations surmounted by corrugated cement fibre roofs which include translucent roof lights. The minimum clear working height of unit 4 is 3.8m rising to 6.4m. The property also includes office accommodation and benefits from generous on site car parking.

ACCOMMODATION

	SQ M	SQ FT	RENT (P.A)	RATEABLE VALUE 2019/20	EPC
Unit 4	401	4,317	£21,585	£17,000	C (74)

SERVICE CHARGE

A service charge is levied to cover the cost of all common services provided to the estate

PLANNING

B1C, B2 and B8

VIEWINGS

James Darby

Darby Key Property

01675 467 321 07951 147 417

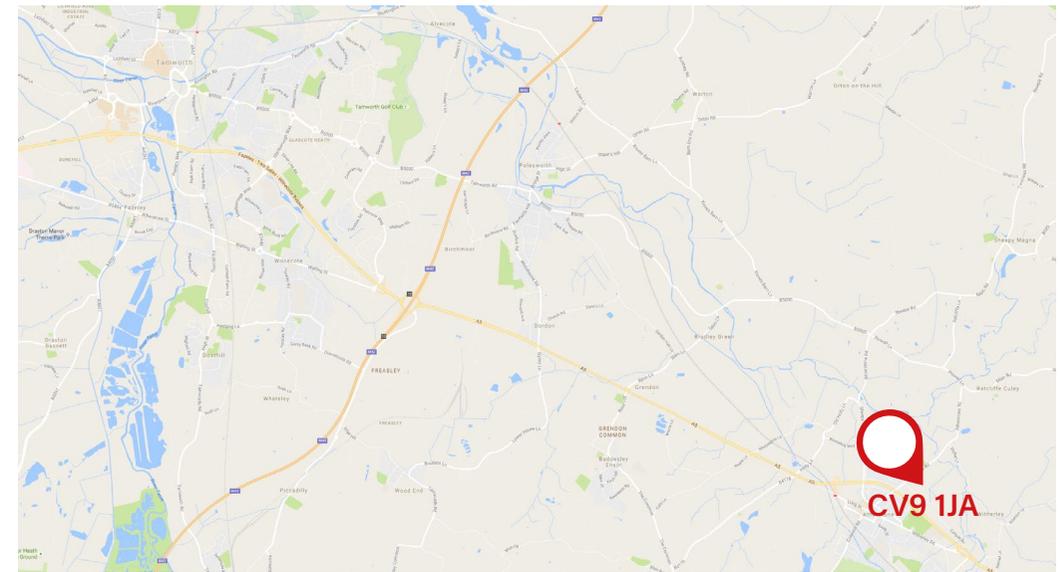
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Chris Key

Darby Key Property

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TENURE

The premises are available on a Full Repairing and Insuring lease for a term of years to be agreed.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

VAT

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



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