

**R27449**

**BY DIRECTION OF THE LANDLORD -TO LET UPON A NEW LEASE**

**WELL POSITIONED INDUSTRIAL PREMISES SUITABLE FOR A  
VARIETY OF USERS**



**UNIT 1 NETHERWOOD INDUSTRIAL ESTATE  
RATCLIFFE ROAD  
ATHERSTONE CV9 1JA**

**GIA 16799 SQ.FT (1560.66 SQ.M.) OR THEREABOUTS  
GENEROUS PARKING  
OFFICES  
3-PHASE ELECTRICITY AND LIGHTING  
EASY ACCESS A5  
IN THE PROCESS OF REFURBISHMENT  
ATTRACTIVE RENTAL**

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Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-  
These particulars do not constitute any part of an offer or a contract.  
All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



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Substantial industrial premises occupying an accessible position and accessed from Ratcliffe Road at the western end of the established business and industrial area known as Carlyon Road on the Northern outskirts of Atherstone.

This location is within 2 – 3 minutes' drive of the intersection of Carlyon Road with the A5 trunk road giving ready access to the M69 to the East and the M42 to the west and the regional motorways and trunk road network.

The property is in the process of refurbishment and will be complete with overhead lighting and a 3-phase electricity connection. There are offices to the fore of the building and WC/wash facilities.







The substantial works area has a maximum height to the apex of 7.27 m. and a minimum height to the underside of the steel frame of 3.6 m. and a concrete floor throughout. There are 2 vehicle access doorways with the potential for addition of more. There is a tool room/testing/storage area accessed from the works together with works wc/wash facilities and a separate employees entrance. The maximum dimensions of the works area are 49.75m x 24.1m

There are 2 oil fired Combat space heaters within the works area and partition formed works offices etc.

The administrative office area is attached to the fore of the premises and includes a reception lobby, general office with 2 private offices off, Board room and wc/was facilities. Heating is by electric. There are retro fitted comfort cooling units.

These are premises suited to a variety of different users. A plan follows hereto showing the building and car park area outlined and hatched in red. There are generous parking facilities both adjacent to the office frontage and within the area on the opposite side of the estate road .

The yard area hatched and outlined in blue is available separately. Please enquire.

## **GENERAL INFORMATION**

### **VENDORS:**

The Mirrorstone Group Ltd

### **RENTAL:**

£107,500 per annum net of any applicable Value Added Tax payable quarterly in advance.

### **SERVICES:**

Mains electricity water and drainage are connected  
Interested parties should make their own enquires of the service providers in respect of supply capacities, etc.

### **VIEWING:**

Please contact the agents

### **RATING ASSESSMENT:**

The premises have a current assessment on the 2017 list of rateable value £55,500 rates payable in the year 2021/22 are therefore in the order of £27,750.

### **ENERGY PERFORMANCE:**

The premises have a current certificate under the provisions of the Energy Act 2011 rated D under

certificate No. 9415-3036-6065-0400-7905

**PRINCIPLE TERMS OF LEASE:**

The tenant will be responsible for maintaining the existing condition and decoration of the premises and for refunding to the Landlord the costs of insuring the building and the service charge due for Netherwood Industrial Estate. The lease term is by negotiation.

**LOCAL AUTHORITY:**

North Warwickshire Borough Council  
The Council House  
South Street  
Atherstone CV9 1DE  
Telephone No: 01827 715341

**PURPOSE OF THESE PARTICULARS**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

Once you find a suitable property you wish to occupy you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars.

For example, we have not carried out any kind of survey on the property to look for structural effects and would advise any interested parties to obtain a surveyor's report before committing themselves to a transaction. We have not checked whether any items of equipment with the property (such as heating systems) are in working order and would advise these are checked.

You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the owner, landlord or assignor what items (for example fixtures and fittings) will be included in a transaction.

In addition to the above, please read the printed additional guidance on the bottom of the front page.

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Calders Chartered Surveyors & Property Consultants** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Caldery Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

**Calders Chartered Surveyors & Property Consultants** have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

### **Code of Practice on Commercial Leases**

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site.  
[www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)



**CALDER S**  
CHARTERED SURVEYORS  
PROPERTY CONSULTANTS

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0182761144

calderssurveyors.com

Client: **Mirrorstone Group**

Project: **1 Netherwood Industrial Estate CV9 1JA**

Title: **site plan**

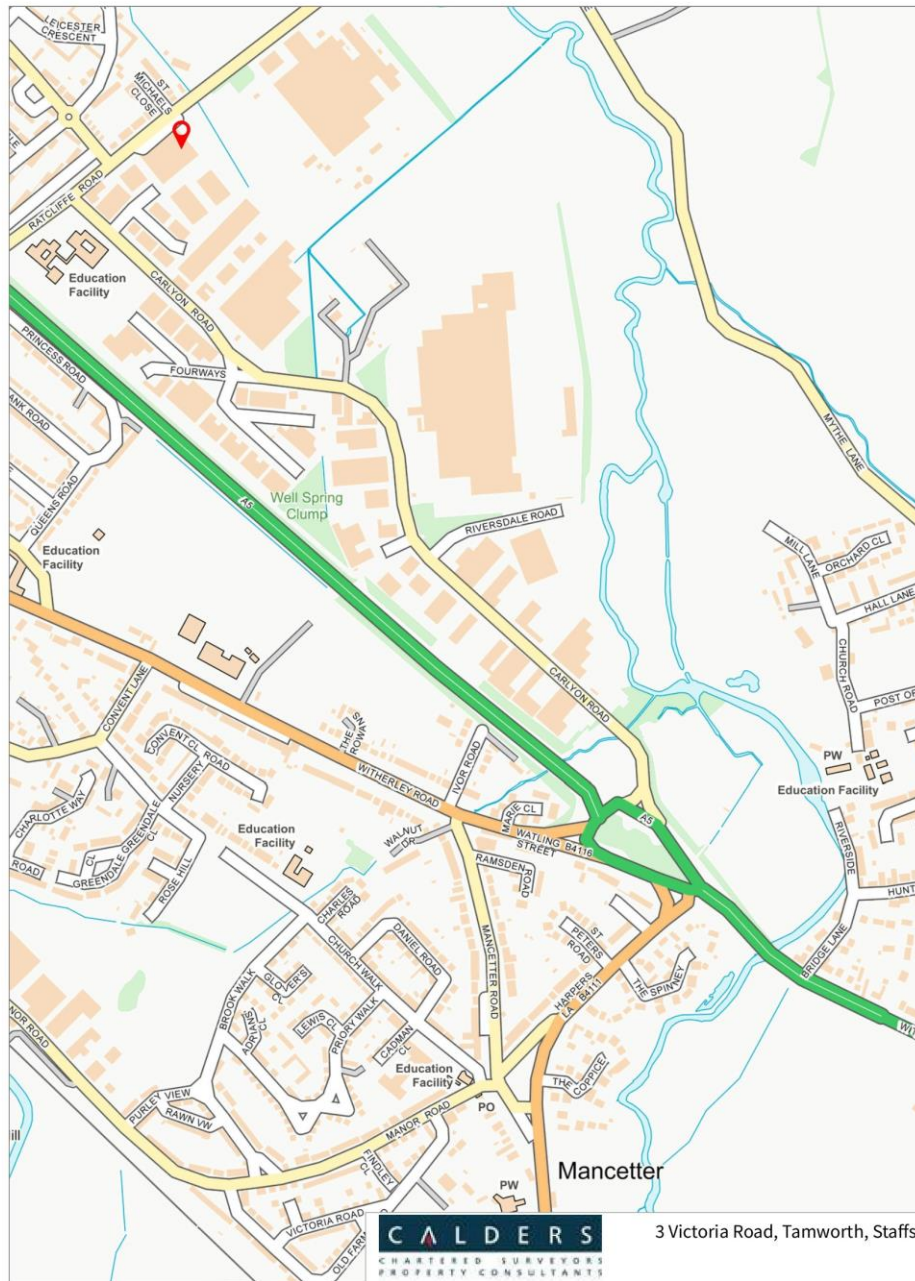
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Drawn By: rdc

Date: 10 Dec 2021

Drawing No:





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0182761144

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Client: **Mirrorstone Group**

Project: **1 Netherwood Industrial Est, Atherstone CV9 1JA**

Title: **location**

Scale: 1:10000 @A4

Drawn By: rdc

Date: 25 Jan 2022

Drawing No: