

R/28033

TO LET UPON A NEW LEASE
BY DIRECTION OF THE FREEHOLDERS

**A SURFACED YARD, TOGETHER WITH WORKSHOP
AND OFFICES
KNOWN AS**



**NETHERWOOD YARD
NETHERWOOD INDUSTRIAL ESTATE
RATCLIFFE ROAD Atherstone
CV9 1JA**

**YARD AREA 13,805 SQ.FT. (1,282 SQ.M.) (0.32 ACRES/0.13 HA)
PART OF AN ENCLOSED AND GATED ESTABLISHED INDUSTRIAL ESTATE,
OFFICES AND WORKSHOP IN GOOD ORDER
WELL PRESENTED WITH USUAL AMENITIES**

EASY ACCESS TO A5/M69/M42 J10

**NEW LEASE AVAILABLE AT £65,000 PER ANNUM
(PLUS ANY APPLICABLE V.A.T.)**

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

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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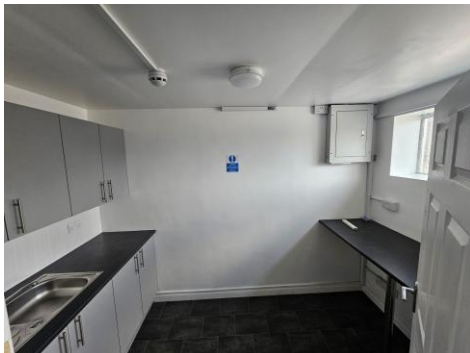
This yardage facility presents a rare and much sought opportunity and forms part of the established Netherwood Industrial Estate being part of the Carlyon Road Industrial and business area on the northern outskirts of the town of Atherstone and has ready established access to the nearby A5 trunk road via Carlyon Road and hence both the junctions of the A5 with the M69 motorway and M42 motorway are within approximately ten minutes drive to the east and west, respectively.

The yard facility and administrative/workshop building are shown edged and hatched in red on the plan following hereto. The yard area is hard surfaced and has a boundary fencing and complete with two established access gateway points.

The office and workshop building has recently been refurbished and is well presented throughout. The office area is complete with lighting, power circuits, carpeting and appropriate WC wash/kitchenette facilities and electric panel heating.

The workshop has a concrete floor, clear working area, three-phase electrical connections and external access via an up and over steel roller shutter doorway.

This is an ideal opportunity for a variety of user types and particularly for vehicle based trades.



GENERAL INFORMATION

- | | |
|-----------------------|---|
| 1. LANDLORDS | Soni Property Group Limited. |
| 2. VIEWING | Please contact the agents. |
| 3. TENURE | A new lease is available at a commencing rental of £65,000 pa net of any applicable VAT and for a term to be negotiated. |
| 4. SERVICES | Mains electricity, water and drainage are connected to the building. |
| 5. RATING ASSESSMENT | The premises have a rateable value assessment on the 2026 list of £18500.00. The rate payable in the pound in the current financial year is approximately 50%. |
| 6. ENERGY PERFORMANCE | The building is currently included under Certificate 9415-3036-0665-0400-7905 and is rated D. This Certificate has recently expired and a new certificate has been applied for. |
| 7. LOCAL AUTHORITY | North Warwickshire Borough Council
The Council House
South Street
Atherstone CV9 1DE
Telephone No: 01827 715341
www.northwarks.gov.uk |

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 Calders 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



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01827 61144

calderssurveyors.com

Client: **The Soni Property Group Ltd**

Project: **Nether Wood Yard CV9 1ja**

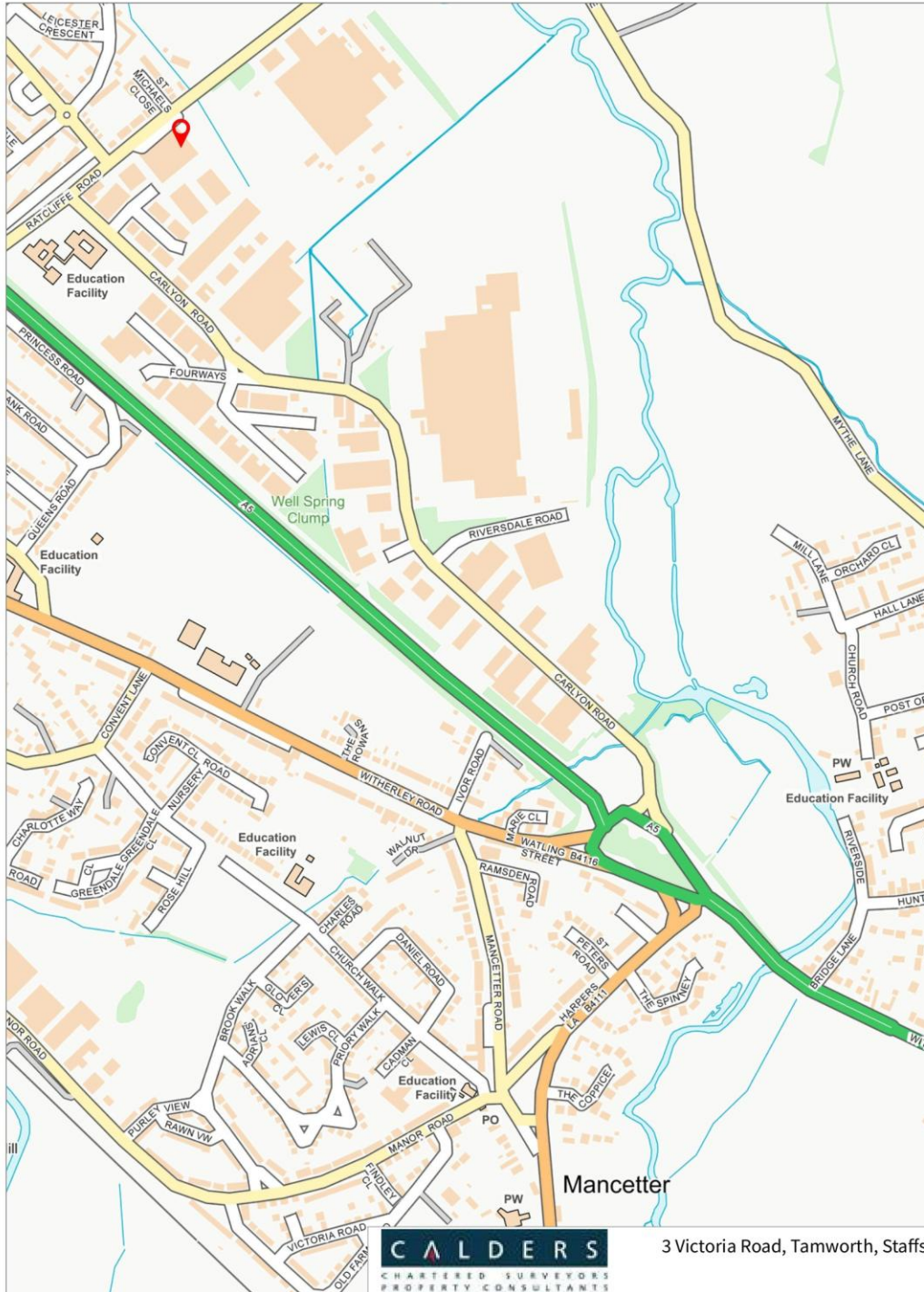
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Drawn By: rdc

Date: 10 Jan 2025

Drawing No:



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0182761144

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Client: **Mirrorstone Group**

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

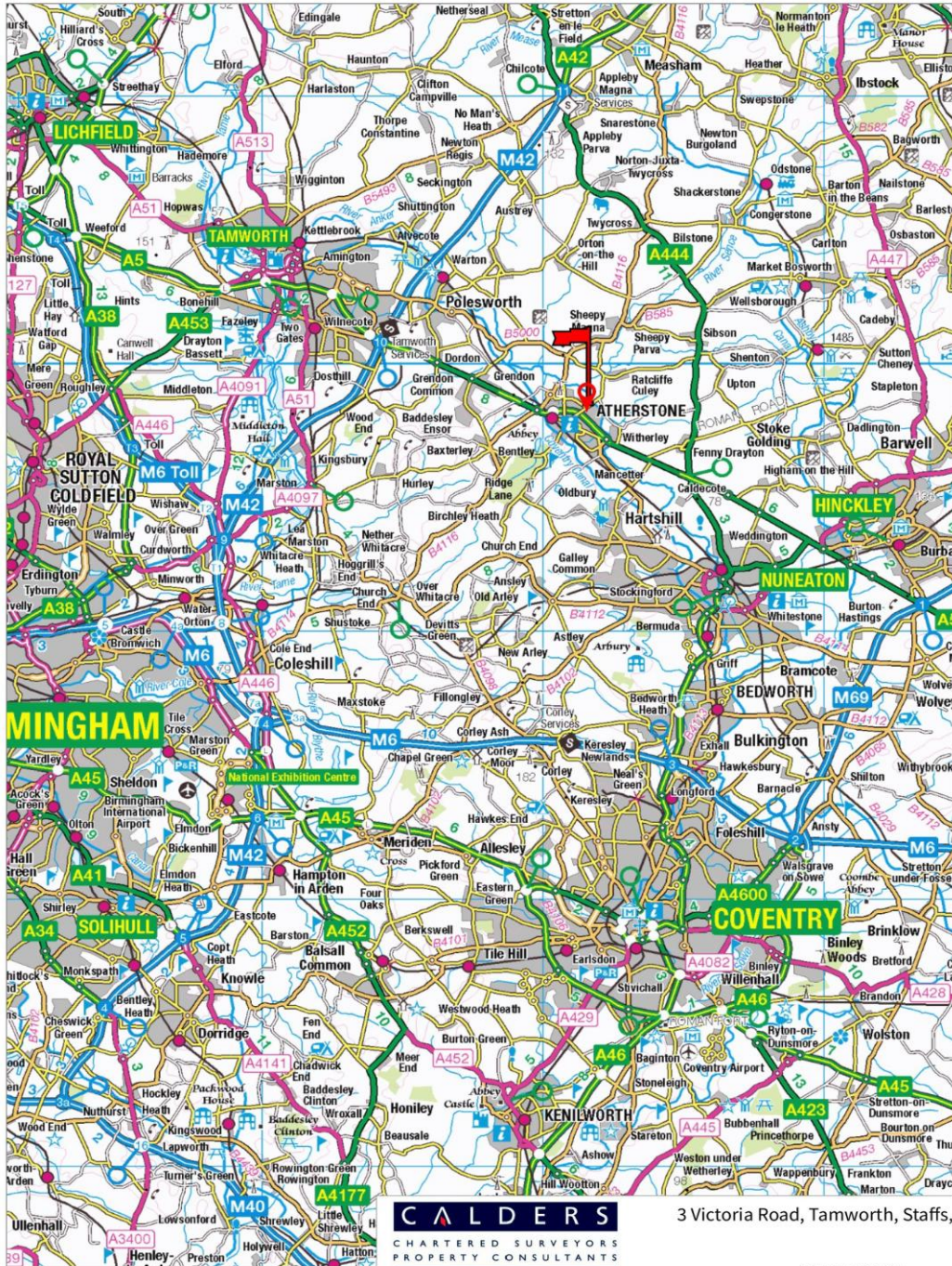
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Scale: 1:10000 @A4

Drawn By: rdc

Date: 25 Jan 2022

Drawing No:



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Client: **Soni Property Group**

Project: **Netherwood Yard**

Title: **regional location**

Scale: 1:250000 @A4

Drawn By: rdc

Date: 12 Aug 2024

Drawing No: