Unit 8, Pool Road | Nuneaton | CV10 9AE

INDUSTRIAL UNIT IDEAL FOR STORAGE AND OFFICE USE



TO LET | **196m² (2,109ft²)** |

FHP
fhp.co.uk

- Flexible workshop, storage and office accommodation
- Ground floor loading via roller shutter door
- Forecourt parking and loading directly outside
- Large ground floor meeting or training room
- Multiple carpeted first floor offices
- Air conditioning to several office areas
- Kitchenette and two tiled WC facilities
- Three-phase electricity supply understood to be available
- Established Pool Road industrial location





Location

The property is situated on Pool Road Industrial Estate, an established commercial location within Nuneaton. The estate accommodates a varied mix of industrial, workshop, storage and trade occupiers. Its central Midlands position provides convenient access to Nuneaton and the surrounding commercial centres, together with connections to the wider regional and national road network.

Local shops, services and amenities are readily accessible, making the property a practical base for staff, customers and deliveries.





Description

Unit 8 comprises a 2 storey mid-terraced industrial and business unit providing approximately 2,110 sq ft of flexible accommodation.

The ground floor is divided into a series of practical workshop and storage areas, together with a larger carpeted room suitable for use as a meeting, training or additional office area. The workshop accommodation benefits from roller shutter loading access, painted blockwork walls, concrete flooring, suspended ceilings, strip lighting and a utility sink. Two fully tiled WC facilities are also provided at ground-floor level.

The first floor is predominantly fitted as office accommodation and is divided into several cellular rooms. The offices generally benefit from carpet tiles, suspended ceilings, LED panel lighting, electrical points, internal and external glazing, and air-conditioning units within several rooms. A separate kitchenette is also provided. Externally, the unit has a brick-built elevation with a roller shutter loading door and separate personnel access. Forecourt parking and loading are available directly outside the property.

The property provides a functional and adaptable base for workshop, light industrial, storage or office-led occupiers requiring a combination of operational and administrative accommodation. The existing fit-out can be retained or adapted to meet an incoming tenant's requirements.

Business Rates

The property has a Rateable Value of £12,000, effective from 1 April 2026. Interested parties should make their own enquiries with Nuneaton & Bedworth Borough Council regarding the rates payable and any relief that may be available.

EPC

The property's EPC Rating is D-76.

Service Charge

No service charge is payable.

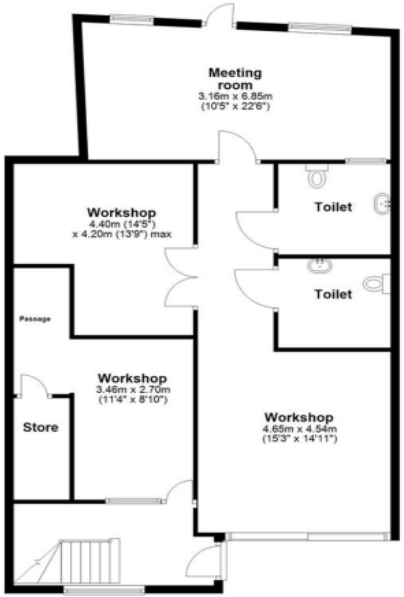
Floor Areas

Description	M^2	Ft^2
Ground Floor	108.5	1,168.4
First Floor	87.4	941.2
Total	**196.0**	**2,109**

(This information is given for guidance purposes only)

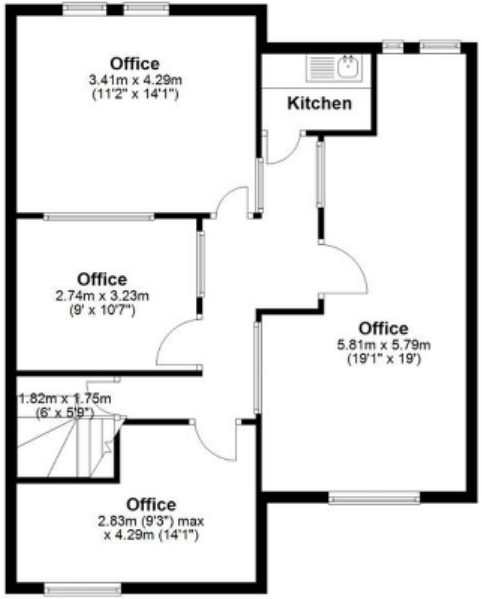
GROUND FLOOR

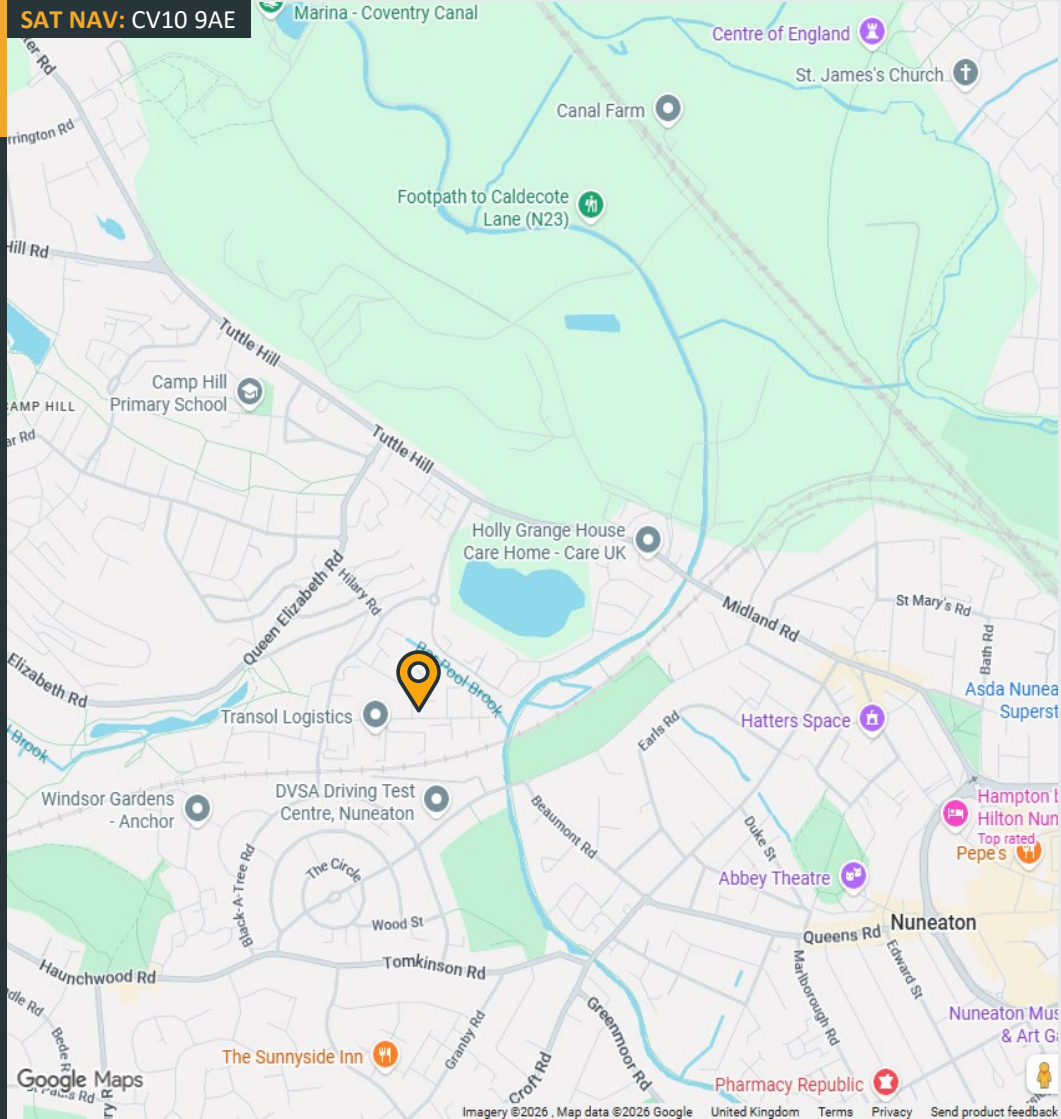
Approx. 108.5 sq. metres (1168.4 sq. feet)



FIRST FLOOR

Approx. 87.4 sq. metres (941.2 sq. feet)





Rent

The property is available by way of a new fully repairing and insuring lease for a minimum term of 3 years. We are quoting a rent of:

£14,000 per annum
(Fourteen thousand pounds)

VAT

VAT is not currently applicable to the rent. All figures quoted within these particulars and any subsequent correspondence are exclusive of VAT unless stated otherwise.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:



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20/07/26

Please **click here** to read our "Property Misdescriptions Act". E&OE.