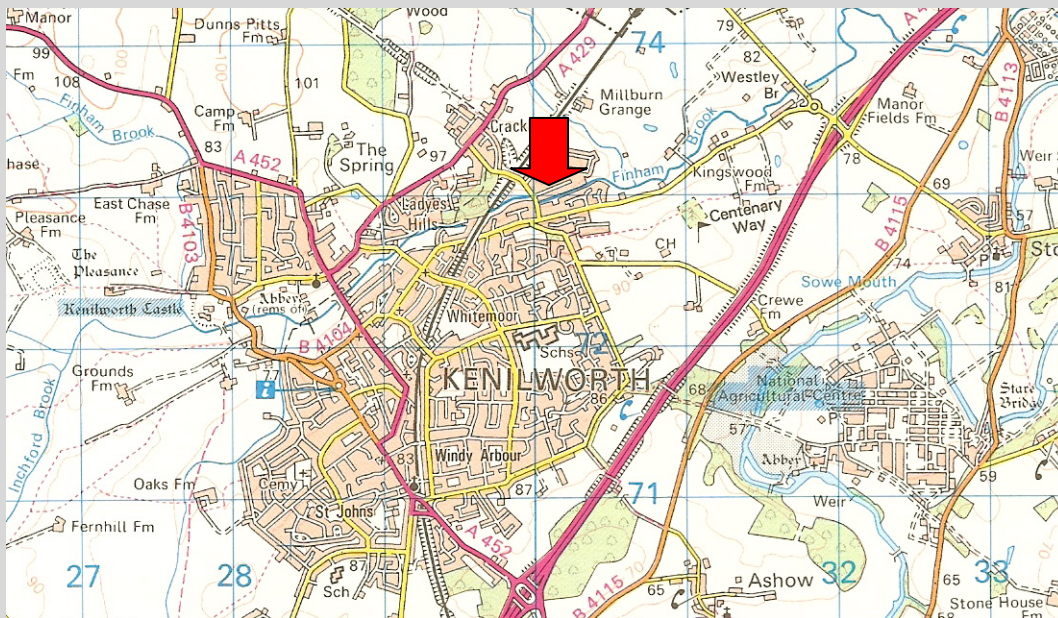


To Let

Alvis Works

Common Lane Industrial Estate, Kenilworth, CV8 2EQ

Office, Industrial
& Warehouse



- Established Industrial Estate – easy access A46 & links to M6, M40
- Flexible lease terms
- Refurbished
- Heated & Lit
- Good parking
- Secure site – 24/7 access
- Industrial / Warehouse units from 57.17sqm / 615sqft – 485.29sqm / 5,222sqft approx
- Offices 94.80sqm / 1,018 sqft approx

Location - Alvis works are located on the Common Lane Industrial Estate on Common Lane - the link between the Coventry Road [A429] and Dalehouse Lane on the eastern side of Kenilworth as shown on the location plan below. The estate is well located for easy access to Coventry, the A45 and the A46 Warwick Bypass which in turn links to Junction 15 of the M40 in the south and Junction 2 of the M6 in the north.

Description & specification - The Alvis Works occupy a self contained site benefitting from separate “in” and “out” access on to the main estate road. The 8 / 9 single storey units are set around a large central courtyard that provides parking and servicing for occupiers as well as visitor parking. Each workshop / warehouse unit will be self contained with its own loading / access door, disabled toilet and services – water, electricity and oil fired blown warm air heating. The concrete floors will be painted, internal walls, ceilings – underside of roof, window frames and doors [as appropriate] will be painted stained. New roof frame mounted / hung Halide lighting will be provided to the workshop areas. Unit 4 will have electric heating. The detached single storey office block will be refurbished with new carpet tiles, redecorated walls and lighting, electric heating, male and female toilets and kitchenette.

Schedule of accommodation

Unit	Use	Sqm / Sqft approx
1	Industrial / warehouse	143.29 / 1542
2 – may split	Industrial / Warehouse	196.35 / 2113
3 - Let	Storage	111.46 / 1200
4	Industrial / Warehouse	57.17 / 615
5	Industrial / Warehouse	145.07 / 1561
6	Industrial / warehouse	152.40 / 1640
7	Industrial / Warehouse	130.65 / 1406
8	Offices	94.80 / 1018

Unit 2 could be divided to provide two similar sized units. Units 1 & 2 or 4 / 5 / 6/ 7 could be combined.

The areas have been measured in accordance with the RICS Code of Measuring Practice and relate to approximate gross internal floor areas for the industrial / warehouse units and net lettable for the office building.

Tenure - Units will be available on leases of 3 years or longer by agreement and will effectively be drawn on a full repairing and insuring basis and will be outside the provisions of s24-28 of the Landlord & Tenant Act 1954 in relation to security of tenure. Rents will rise on each anniversary of the lease commencement date by 5 %.Where leases are granted for terms of over three years there will be provision for an open market review of the rental on an upward only basis at the expiry of every third year.

Rental - All rents are quoted per annum exclusive of Service Charge, VAT, Rates, and Insurance and will be payable monthly in advance by Direct Debit.

Unit	No. of Car / van spaces allocated	Rent £pa excl	Service Charge £pa Estimated 2011/12
1	2 + 1	£7,200	TBA
2	3 + 1	£9,600	TBA
3	2 + 1	Let	TBA
4	1 + 1	£3,000	TBA
5	2 + 1	£7,250	TBA
6	2 + 1	£7,450	TBA
7	2 + 1	£6,700	TBA
8	7	£6,750	TBA

Utility Costs - Each unit will have their own separately metered/ sub metered oil and electrical service and occupiers will be recharged the actual costs of utilities consumed, actual or apportioned standing charges and a 10% management fee. Occupiers will be responsible for their own IT & telephony services.

Service Charge - A service charge will be levied by the Landlord to cover the costs of communal maintenance and repair, estate signage, insurance etc and will be recharged to occupiers on a pro-rata sqm/sqft basis.

Insurance - Buildings Insurance will be arranged by the landlord and the premium will be recharged on a pro-rata sqm / sqft basis and adjusted if there are any additional risks relating to a particular unit / occupier. Occupiers will be responsible for all their own business and contents insurance requirements.

Business rates - Each unit will be separately assessed. Further details are available upon application. Small Business Relief may be available and interested parties should make their own enquiries in this regard.

Estate Management Protocol - Occupiers will need to comply with a Protocol which the Landlord will produce that will set out the basis upon which occupiers can use the site and common areas for the mutual benefit of all occupiers

VAT - VAT will be payable on the rental and any service charges payable.

Planning - Prospective tenants are to satisfy themselves as to the suitability of the premises for their proposed use. No warranty is provided in terms of planning use.

Services - None of the services in the property have been tested and an ingoing occupier must satisfy themselves as to the suitability for their own purposes. No warranty is given in this regard.

Energy Performance Certificates - An Energy Performance Certificate for each unit will be made available to the incoming tenant.

Reservation Fee - A non refundable reservation fee of £100 + VAT will be payable to Boston Fieldgate upon agreement of terms.

Legal costs - An incoming tenant is to make a contribution of £500 + VAT towards the landlord's legal costs.

Viewing arrangements & further information are available from the Sole Agent



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