



LARGE HIGH BAY STORAGE AND DISTRIBUTION WAREHOUSE

TO LET

152,449 SQ FT (14,162 SQ M) ON 11.6 ACRES



Junction 3 M6
4 miles



4 dock level
loading doors



4 level access
loading doors



35m deep
yard area



Potential additional storage/
yard area (3.3 acres)

hw
hazell way
NUNEATON CV10 7PQ



Location

The unit is located on the western side of Hazell Way, 4 miles to the north of Junction 3 M6 and the M69 motorway 3.8 miles to the east. Excellent local access is provided by the A444. Recent road improvements have also enhanced accessibility.

Coventry is located 8 miles south whilst Nuneaton lies 2 miles north east.

Description

This is a large high bay storage and distribution warehouse totalling 154,391 sq ft (14,343 sq m). Additional office space is available but at this stage the landlord considers them unsuitable for occupation without refurbishment and so are not included in any rental assessment of the building. An open storage yard area of 0.81 hectares (2.0 acres) is located on the eastern side of the building adjacent to Hazell Way consisting of a mix of hardcore and concrete surfacing. There is an additional 3.3 acres of land with potential for additional storage/yard area.

Accommodation

Building	Sq ft	Sq m
Warehouse	136,054	12,639
Offices	16,395	1,523
Total (GIA)	152,449	14,162

Tenure

The property is available on a new lease for a term to be agreed.

Specification

-  Working height 9m
-  4 dock level loading doors with scope for 10
-  4 level access loading doors
-  LED and fluorescent lighting
-  2 storey office accommodation
-  35m deep yard area
-  Potential additional storage/yard area



Rent

Available upon request.

Services

The property has mains drainage, electricity, water and gas.

Business Rates

Rateable Value (1st April 2023)
£432,500

EPC

Available upon request.

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to bear their own costs incurred in the transaction.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.



Sat Nav: CV10 7PQ

 sport.froth.patrol

Viewings

To view or for further information please contact:



Tom Bromwich
07718 037 150
tom.bromwich@bromwichhardy.com

Mark Booth
07497 150 632
mark.booth@bromwichhardy.com



David Binks
07973 940 515
david.binks@cushwake.com

Dominic Towler
07387 259 958
dominic.towler@cushwake.com



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