

ehB Reeves
commercial property experts

TO LET

Modern Industrial/Warehouse Units

3,954 - 11,863 sq.ft (367 - 1,102 sq.m)

1, 2 & 3, Starley Park, Brindley Road, Coventry, CV7 9EP

Accommodation

Terrace of 3 industrial/warehouse units constructed c. 1990.

Brick/block construction with a steel portal frame and equal pitched fully lined corrugated profile steel roof. The units are enclosed within a steel palisade fence with gate to Brindley Road.

Each of the units has the following:

- High level sodium lighting
- Manual roller shutter loading doors
- Pedestrian entrance to the warehouse areas and additional entrance to the first floor office accommodation
- First floor office accommodation with air conditioning units
- Inset ground floor staff area and toilet facilities
- Overhead gas fired blower heaters (Units 2 & 3)
- Single and 3 phase electricity
- Eaves height: 5.56m (18'3'') rising to 6.58m (21'7'') at the apex.

Accommodation:

Units 1 & 2

Warehouse including inset staff and toilet areas: 6,892 sq.ft (640.31 sq.m)

First floor office accommodation: 1,017 sq.ft (94.52 sq.m)

Totaling: 7,909 sq.ft (734.76 sq.m)

Plus additional external compressor store of 120 sq.ft

Unit 3

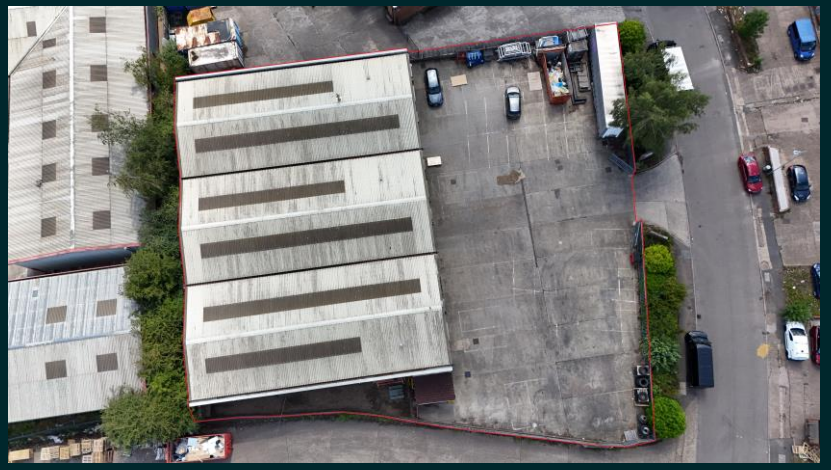
Warehouse including inset staff and toilet areas: 3,446 sq.ft (320.15 sq.m)

First floor office accommodation: 509 sq.ft (47.26 sq.m)

Totaling: 3,954 sq.ft (367.41 sq.m)

Grand Total (as a whole): 11,863 sq.ft (1102.09 sq.m)

SAT NAV: CV7 9EP /// **photo.candy.foam**







Location

The units are prominently situated within a self contained development on the popular and established Bayton Road Industrial Estate situated to the north east of Coventry. The industrial estate is accessed via the B4113 Longford Road from Junction 3 of the M6 which is at the centre of the region's motorway network. The estate also lies approximately 6 miles from Coventry city centre and 6 miles from Nuneaton town centre.

Tenure

Available as a whole, or Unit 3 and Units 1 & 2 available separately. On a new full reparing and insuring lease for a term to be agreed.

Services

Single and 3 phase electricity, mains water, gas and drainage are connected to the units - Interested parties should rely on their own inspection and survey in this respect.

EPC Units 1 & 2: D 85

Unit 3: D 77

Planning

E, B2 & B8

Rent

£82,500 per annum for the whole.

Rates

The rateable value for the current year is £51,000.

Legal Costs

Each party will be responsible for their own legal costs associated with this transction

Service Charge

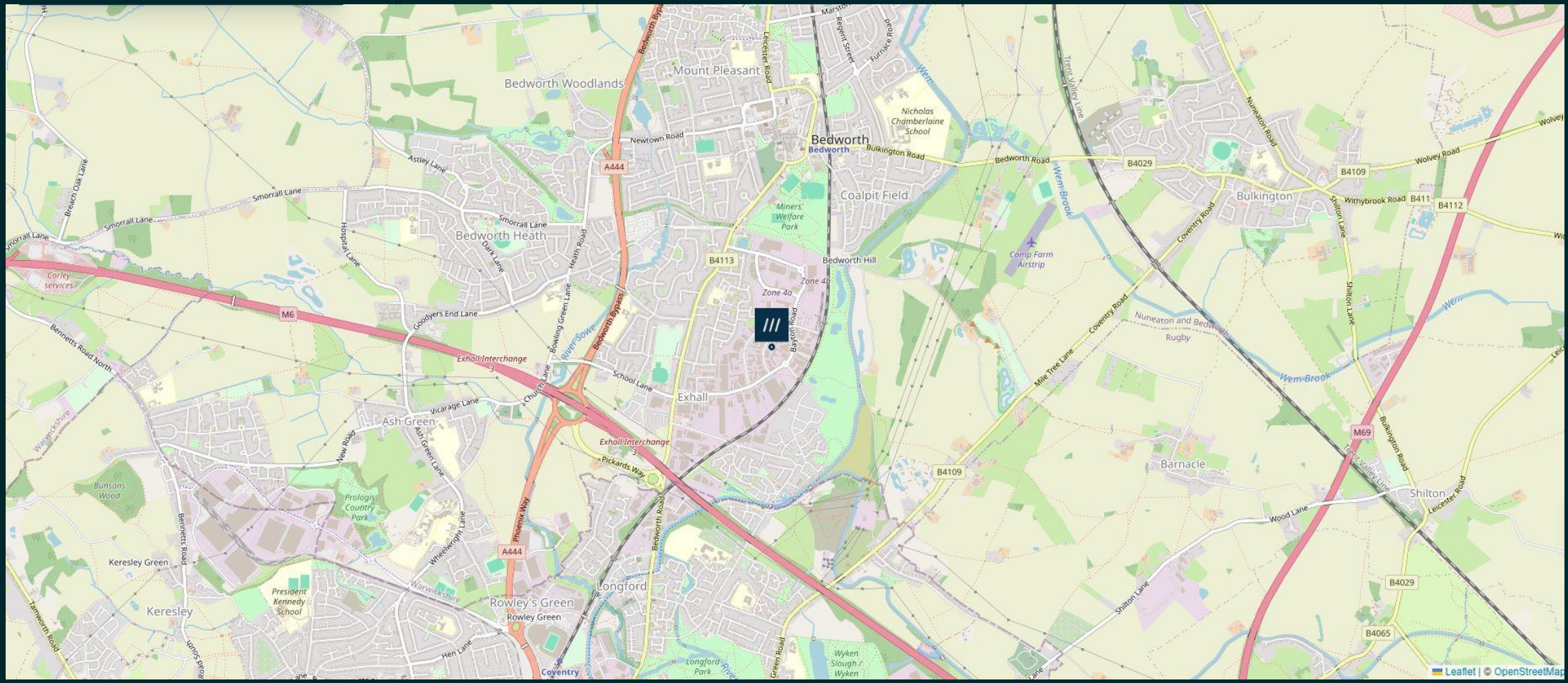
TBC











ehB Reeves
commercial property experts

3 Olympus Court
Olympus Avenue
Tachbrook Park
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

Oliver Shelley **01926 888181**

oliver@ehbreeves.com/ehbreeves.com

ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

RICS