ehB Reeves
commercial property experts

TO LET

Detached Light Industrial/Warehouse Unit

6,449 sq.ft (599 sq.m)

Unit 7 Brindley Road North, Bayton Road Industrial Estate, Exhall, Coventry, CV7 9EP

Accommodation

The property comprises 2 interconnecting industrial/warehouse units of steel portal frame and brick/block construction. Newly installed insulated roof covering to warehouse with incorporated roof lights. New LED lighting installed throughout. There is also a font single story brick build addition with a mono pitched roof comprising office/reception accommodation. The property also benefits from a secure yard area. WCs and Kitchenette facilities present.

4.20m to underside of steels and eaves.

The unit consists of the following gross internal areas:

Warehouse Accommodation	5,423 sqft
Front Office Extension Accommodation	484sqft
Mezzanine	512 sqft
Total	6,449 sqft

Location

The property is located within the popular and well established Bayton Road Industrial Estate situated to the north east of Coventry. The estate lies approximately 6 miles from Coventry city centre and just over 6 miles from Nuneaton town centre. The estate is less than 2 miles from Junction 3 of the M6 which is at the centre of the region's motorway network.

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Tenure

The property is available on a new full repairing and Insuring lease upon terms to be agreed.

Services

All mains services are either connected or are available to the property. Interested parties should however rely on their own inspections.

EPC E 115

Planning

Formerly B1/B2

Rent

£50,000 per annum exclusive payable quarterly in advance, exclusive of VAT.

VAT IS APPLICABLE

Rates

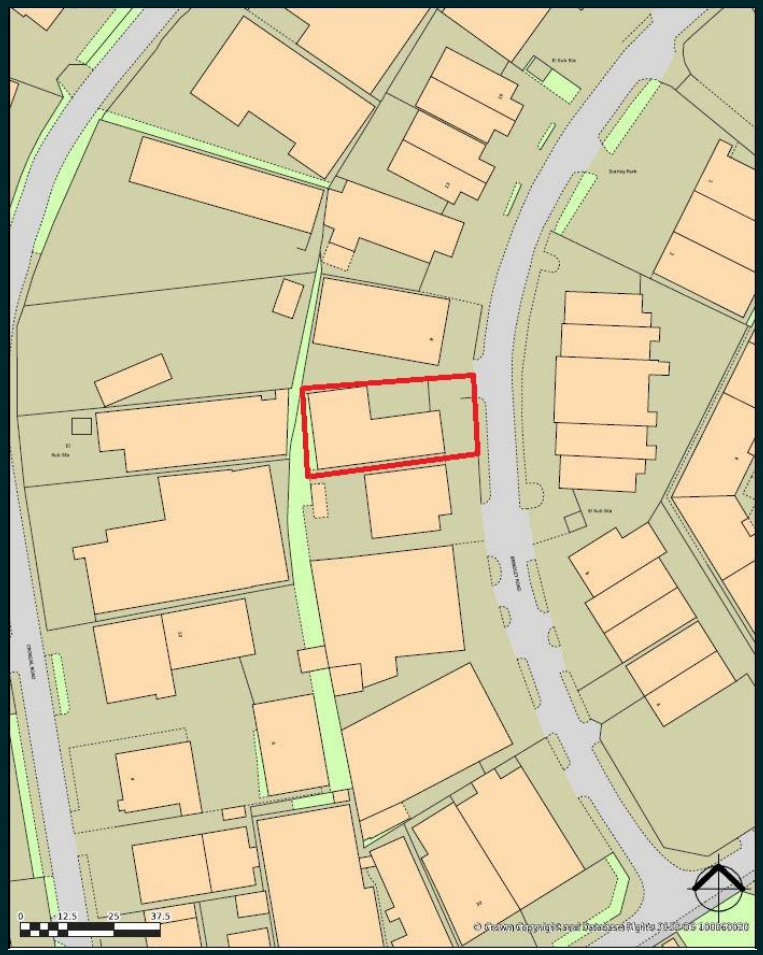
The rateable value for the current year is £36,750

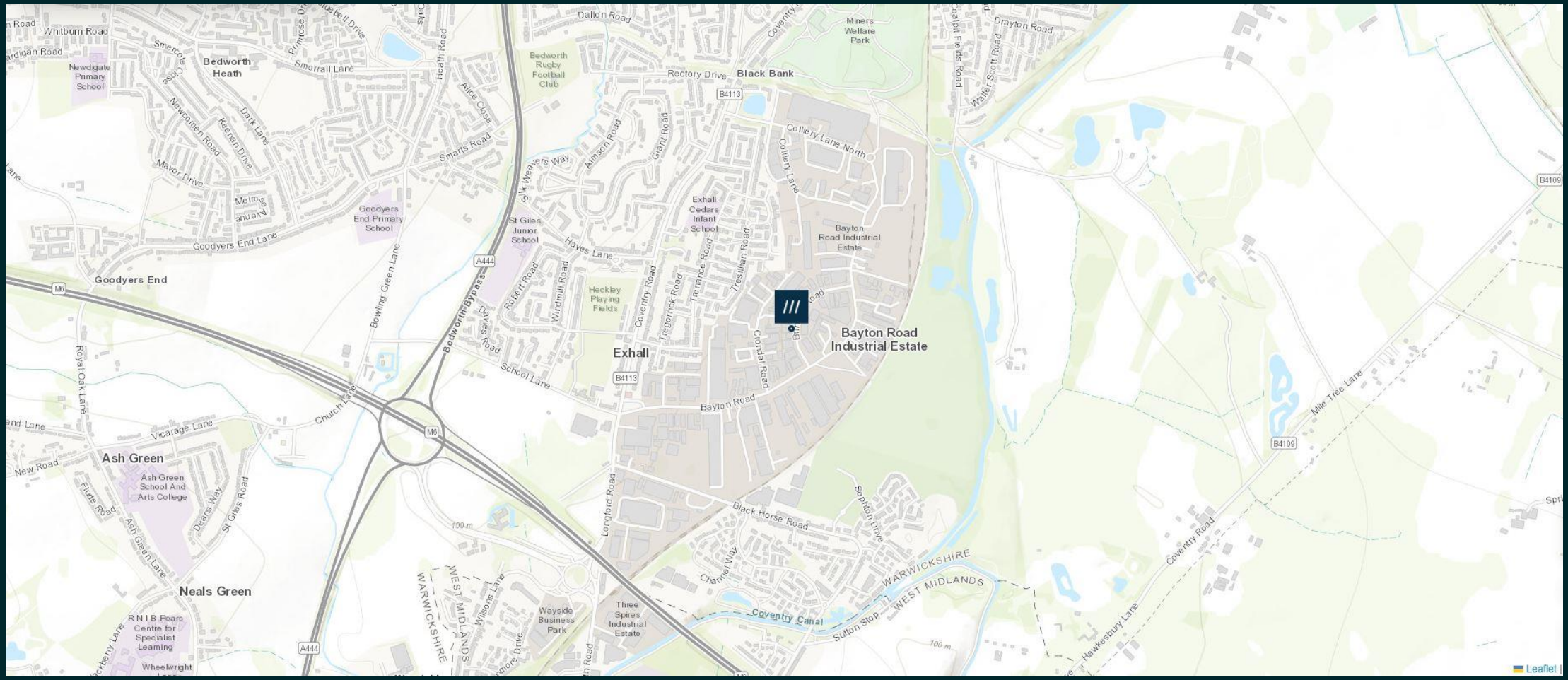
Legal Costs

Each party to bear their own costs incurred.

Service Charge

Not Applicable.





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