



ehB
Reeves
commercial property experts

TO LET

Workshop/Warehouse Unit

6,835 sq.ft (635 sq.m)

Unit 9A & 9B Brindley Road, Bayton Road Industrial Estate, Coventry, CV7 9EP

Accommodation

The property has been used for engineering and is suitable for a workshop or warehouse purpose. The building is of brick and block cavity wall construction with a front two-storey part housing offices, staff, inspection accommodation, etc. The property is split into a front and a rear workshop/warehouse space with an equal pitched corrugated asbestos roof on steel portal framework. There are two roller shutter doors, one servicing the front section and one the rear. The roof is fully lined.

Accommodation

Warehouse/Workshop Area

(Front) 17.3m x 15.1m

(Rear) 17.3m x 14.72m

including works WC accommodation

Offices

Ground Floor: 17.29m x 3.28m

First Floor: 17.29m x 3.28m

Outside

Concrete surfaced parking and loading area to side.



Location

The Bayton Road Industrial Estate is a busy location within approximately half a mile of junction 3 of the M6 to the north of Coventry. Brindley Road South is central within the industrial estate and Unit 9A/9B fronts the road and provides its own loading and secure yard area to the side and two-storey office accommodation and parking to the front.

Tenure

Available by way of a new lease for a term to be agreed but based on a minimum 3 year period.

Services

Three-phase electricity. Air conditioning to warehouse and first floor. Gas blower heater to workshop area.

EPC Unit 9A: E 112

Unit 9B: E 102

Planning

Class B2, B8 & E((g)iii)

Rent

£42,500 per annum exclusive.

VAT

The rent is not subject to VAT.

Rates

The rateable values for the current year are:

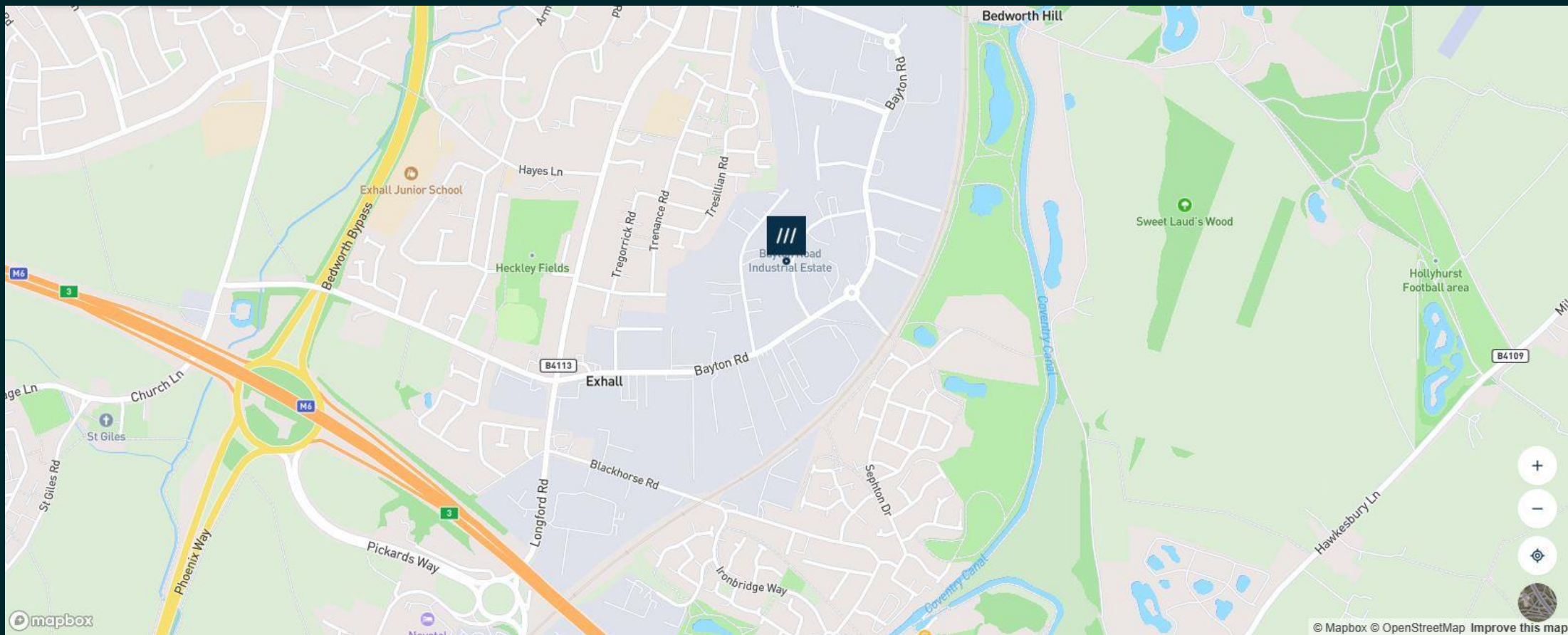
9A: £24,000

9B: £15,750

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.





**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

ehB Reeves for themselves and for the seller/lessor of this property who agents they 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.

