

TO LET

MODERN INDUSTRIAL/WAREHOUSE UNITS ON A PURPOSE BUILT & SELF CONTAINED DEVELOPMENT

364.46 SQ M (3,923 SQ FT) to 1,093.38 SQ M (11,769 SQ FT) GIA
Plus mezzanine (Unit 1) of 118.08 SQ M (1,271 SQ FT)

UNITS 1, 2 & 3 STARLEY PARK
BRINDLEY ROAD NORTH
BAYTON ROAD INDUSTRIAL ESTATE
EXHALL
CV7 9EP



- Office accommodation available within each unit
- Excellent parking provision / large forecourt area
 - Eaves height: 5.56m (18'3")

RENT: FROM £4.50 PER SQ.FT

Viewing: Strictly by prior arrangement with Reeves & Partners

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

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.

DESCRIPTION

- Terrace of 3 industrial/warehouse units constructed c1990.
- Brick/block construction with a steel portal frame and equal pitched fully lined corrugated profile steel roof.

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.
- 1,000 kg SWL overhead crane (Unit 2).

Units 1 & 2 can be split into 2 separate units if required.

Eaves height – 5.56m (18'3") rising to 6.58m (21'7") at the apex.

ACCOMMODATION

	sq m	sq ft
<u>Units 1 & 2</u>		
Warehouse including inset staff and toilet areas	639.92	6,888
First floor office accommodation	89.00	958
Mezzanine storage	118.08	1,271
External compressor store	12.36	133
TOTAL AREA	859.36	9,250
<u>Unit 3</u>		
Warehouse including inset staff and toilet areas	319.96	3,444
First floor office accommodation	44.50	479
TOTAL AREA	364.46	3,923



(Unit 3 – Internal)



(Unit 3 – internal)

SERVICES

Single and 3 phase electricity, mains water, gas and drainage are connected to the units. Heating to the main areas is from overhead gas fired blower heaters. The first floor office accommodation is air conditioned.

TENURE

All 3 units are available as a whole or individually by way of new full repairing and insuring leases for a term to be agreed.

RENT

Units 1-2: inclusive £4.50 per sq. ft

Unit 3: alone £4.75 per sq. ft

BUSINESS RATES

There is a single rating assessment for all three units at the present time. A separate rating assessment will be applied for if individual units are let.

Description: Workshop and Premises
Rateable Value (2017): £53,000

The current UBR (2018-2019) is 49.3p in the pound.

VAT

VAT at the prevailing rate is applicable on the rent and all payments.

LEGAL COSTS

The ingoing tenant will be responsible for the Landlord's legal costs incurred in connection with the letting.

VIEWING

Strictly prior arrangement through Reeves & Partners.

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