

TO LET

4 TELFORD ROAD, EXHALL
COVENTRY, CV7 9ES



INDUSTRIAL / WORKSHOP PREMISES WITH SECURE YARD

8,733.89 sq ft (811.41 sq m) (Approx. Total Gross Internal Area)

- Rent: £73,000 per annum exclusive

LOCATION

Unit 4 Telford Road is situated on the well-established Bayton Road Industrial Estate in Exhall, approximately 4.5 miles north of Coventry City Centre and circa 4.5 miles south of Nuneaton.

The estate forms part of the wider Coventry and Bedworth commercial area and is recognised as one of the principal industrial and distribution locations serving the northern side of Coventry. The property benefits from excellent strategic connectivity, being located within close proximity to Junction 3 of the M6 motorway, providing direct access to the regional and national motorway network including the M6, M69, M1 and M42.

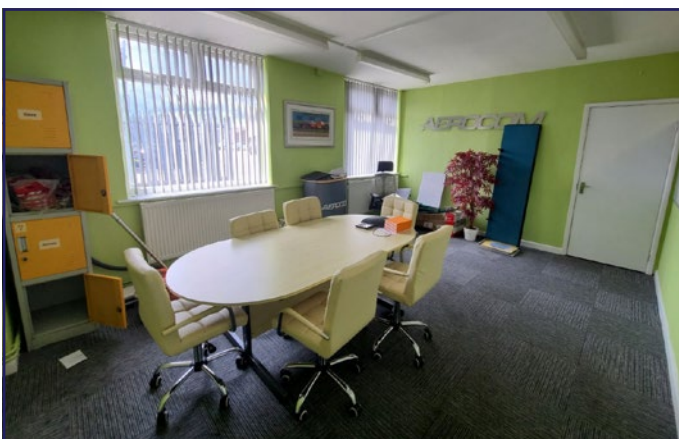
The property location is particularly well suited to occupiers involved in manufacturing, engineering, logistics, trade counter and warehouse operations.

DESCRIPTION

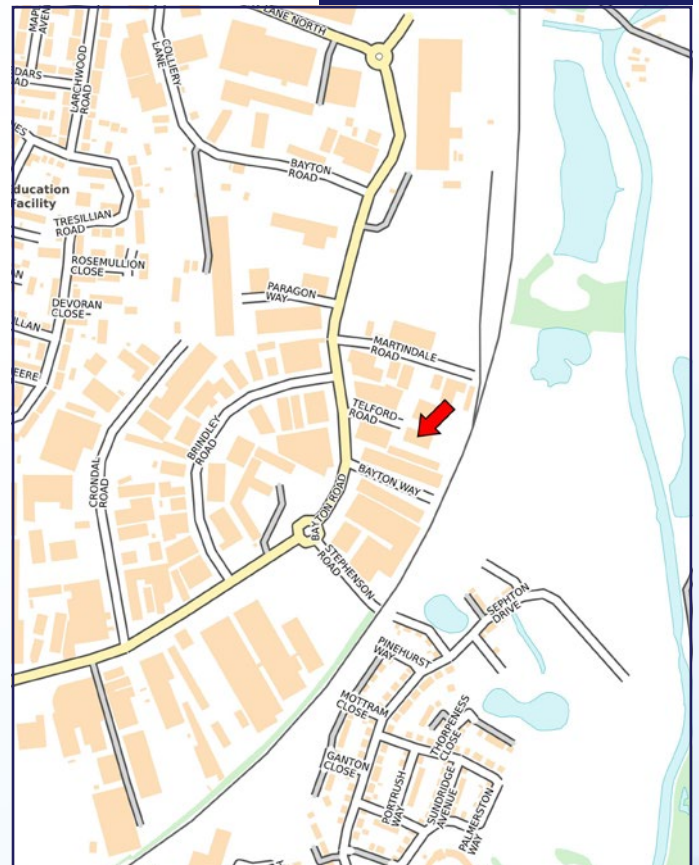
The property comprises a substantial self-contained industrial workshop facility with integral two-storey office accommodation together with the benefit of a secure hard-surfaced yard. Internally, the principal accommodation provides a predominantly open-plan industrial/workshop area suitable for a wide range of occupiers including manufacturing, engineering, storage, assembly and trade-based uses. The industrial accommodation is supported by ancillary office space arranged over ground and first floor level, cellular offices together with staff welfare facilities. Externally, the property benefits from a secure yard to the rear providing practical loading, unloading and open storage. Access to the unit is via a roller shutter, fronting the yard.

SPECIFICATION

- Established industrial estate location
- Secure hard-surfaced yard
- Ground and first floor office accommodation
- Suitable for a range of industrial and trade occupiers
- Excellent motorway connectivity
- Self-contained premises
- Loading and manoeuvring areas
- Cranage
- Additional parking to the front



POSTCODE: CV7 9ES



ACCOMMODATION

	SQ M	SQ FT
Industrial / Warehouse Accommodation	639.02	6,878.4
Offices	172.46	1,856.39
TOTAL Approx. Gross Internal Area	811.41	8,733.89

All floor areas are approximate and subject to verification.

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£73,000 per annum exclusive

BUSINESS RATES

Rateable Value: £51,500

Interested parties are advised to make their own enquiries with the local authority to confirm the current rates payable.

EPC

An Energy Performance Certificate is available upon request.

SERVICES

Mains electricity, water and drainage are understood to be connected to the property.

The agents have not tested any apparatus, equipment, fixtures or services and therefore cannot verify they are in working order or fit for purpose.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful applicant.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: DW Date: 06/26

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