

Unit 9A & 9B Brindley Road South
Coventry
CV7 9EP

ehB
Reeves

ehB Reeves

Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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To Let

Workshop/Warehouse Unit With 2-Storey Office Accommodation

- GIA: 6,835 sq ft (634 sq m)
- Eaves Height: 3m (10 ft)
- Forecourt Parking
- Side Access to Two Roller Shutter Doors
- Secure Yard
- Ground and First Floor Office Accommodation
- Rental: £46,000 Per Annum Exclusive

Interested in
this property?

Contact

Robert Hawkins

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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.

Description & 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.

Services

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

Planning

TBC

Tenure

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

Rent

£46,000 per annum exclusive.

VAT

The rent is not subject to VAT.

Rates

The rateable values for the current year are:

9A: £17,500

9B: £11,500

EPC

Unit 9A: E 112

Unit 9B: E 102

Legal Costs

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

Viewing

Strictly by prior appointment with ehB Reeves on 024 7663 3322.



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