

FOR SALE OR TO LET

Guide Price

£750,000

Rent

£50,000 p.a.

# UNIT 2D

# EDEN BUSINESS PARK

off CALDWELL ROAD, NUNEATON, CV11 4NE

## A MODERN PRODUCTION /DISTRIBUTION UNIT

6,955 sq ft (646.46 sq m)



### Further Information



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## PROPERTY HIGHLIGHTS

A modern production/distribution unit set on a spacious and attractive estate comprising:

- End of terrace unit on secure gated estate
- Steel portal frame
- Clad and blockwork walls
- Metal profile clad roof incorporating translucent roof lights
- Working height minimum 6m
- Ceiling mounted gas fired blower heater
- High bay lighting
- Insulated sectional loading door (3.6m wide and 4.8m high)
- Ground floor offices including reception, WC, fitted kitchen with store/works area to rear
- First floor office including private office, general office and IT/store room
- Additional second floor stores/archive area
- Entrance canopy from concrete loading and parking area (10 spaces)

## LOCATION

Eden Business Park is located in Attleborough, Nuneaton, an established industrial area. The premises are situated on Caldwell Road which is located within 3 miles of the A444 and A4254 Avenue Road roundabout. The A444 leads directly to Junction 3 of the M6 which is within 3 miles. The premises provide excellent access to the UK's motorway network including M1, M6, M40, M45 and M69.

## ACCOMMODATION

|                     | sq m          | sq ft        |
|---------------------|---------------|--------------|
| Ground floor office | 34.2          | 368          |
| Ground floor store  | 108.6         | 1,169        |
| First floor office  | 142.8         | 1,537        |
| Workshop            | 290.36        | 3,125        |
| Second floor store  | 70.2          | 756          |
| <b>Total</b>        | <b>646.46</b> | <b>6,955</b> |

## EPC

This property has an EPC rating of C

## TENURE

### For Sale

The property is for sale on a long leasehold basis. The property is held for a term of 249 years commencing on 31st March 2008 at a peppercorn ground rent.

### To Let

The property is available on a new lease on terms to be agreed.

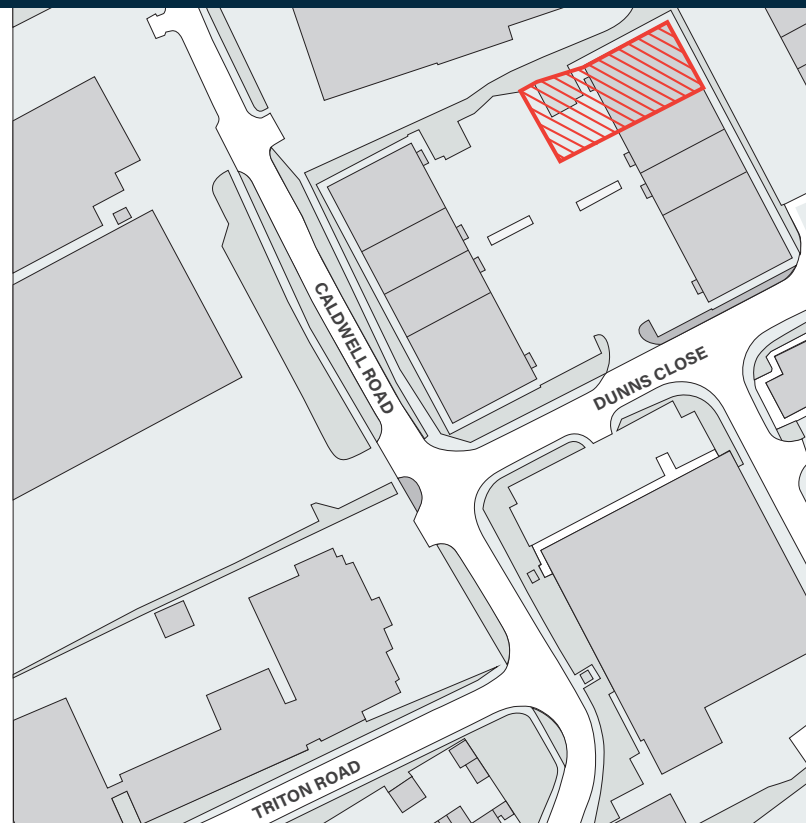
## BUSINESS RATES

Rateable Value: £38,250.

Rates Payable (2023/2024) - £19,211.50

## LEGAL COSTS

Each party is to bear their own legal and surveyors' costs incurred in the sale.



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To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee