

For Lease

Warehouse



**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com

## Pheasant Oak Farm

Hob Lane, Balsall Common, Coventry CV7 7GX

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📦 2,281 - 8,500 Sq Ft

£ £15,500 - £46,750 Per Annum

## Key Features

- CCTV and laser security
- Ample parking
- 10 minutes from A45 Fletchamstead Highway
- Attractive farm setting



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## Location

Pheasant Oak Farm is located off Hob Lane, to the south east of Balsall Common village centre. The farm has good access via road to Burton Green (4 minutes) and then on to the A45 and Coventry (10 minutes). Berkswell Train Station is 6 minutes away, providing direct routes to Birmingham and London.

## Description

The two available units are ex-farm buildings suitable for storage / warehouse purposes. The site is secured with CCTV cameras as well as a laser security system.

The smaller of the two, 'The Brown Barn' comprises a 2,281 sq ft steel portal frame unit benefitting from three phase electricity, telephone connection, 3 parking spaces and access to shared WCs.

'The Turkey Shed' comprises 8,500 sq ft timber frame barn. The unit currently has open sides but is to be boarded and will be water-tight, insulated and fitted with a roller shutter door. This unit also has access to ample parking and shared WCs.

## Accommodation

Area	Sq Ft	Sq M
Brown Barn	2,281	211.9
Turkey Shed	8,500	789.65
<b>Total</b>	<b>8,500</b>	<b>789.65</b>

## Business Rates

Business rates are to be the responsibility of the tenant.

## Tenure

Both units are available by new leases on terms to be agreed.

The Brown Barn: £15,500 per annum

The Turkey Shed: £46,750 per annum

## EPC

On request.

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With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Mark Booth

Contact us with any queries about the property or to book a viewing

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mark.booth@bromwichhardy.com



#### Charlie Glover

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