



HOWKINS &  
HARRISON

## Secure Storage, Grendon House Farm, Grendon, Atherstone, CV9 3DT

£80,000 per annum

- Commercial yard to rent
- 2.75 acre concrete pad
- Additional 2.05 acres available
- Total 4.8 acres available
- Portacabin office / welfare facility

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A secure yard to rent near Atherstone. A 2.75 acre concrete pad, but with additional land up to 4.8 acres in total. The yard includes portacabin and mains water. Previous tenant used generator for electricity needs.

## Description

The site is located at Grendon House Farm which is located in the small village of Grendon in North Warwickshire. The site is conveniently located only 3 miles from the A5 which then provides access to the M42 (4 miles) and M1 and the wider road network.

Birmingham is only 20 minutes away and Leicester/Derby 30 minutes away.

The site comprises a yard to rent with a 2.75 acre concrete pad, but with additional land up to 4.8 acres in total. Suitable for a range of storage requirements.

There is a portacabin on site currently used as an office and welfare facility. This is to remain and is available for an incoming tenant to use. The previous tenant had a generator to provide electricity for this but there is potential for the site to be put onto mains electric.

The site benefits from CCTV.

There is currently no weighbridge on site, however, the civils and platform base for a weighbridge are still on site and available if the tenant requires a weighbridge to be installed.

The landlord is happy to discuss all tenant requirements.

## Price

£80,000 per annum

## Tenure

The site is available to let on a new lease, terms to be agreed.

## Utilities

We understand water is available to site. Currently, electricity is provided by a generator supplied by the tenant.

## Service Charge

A service charge will be levied on the tenant, dependant on the type and use of the road to help contribute towards maintenance and upkeep of the road.

## Business Rates

The site is not rated for Business Rates. Should the site become rated the tenant will be responsible from the date of occupation.

## EPC

NA

## Deposit

A deposit will be required to be held for the duration of the term. Amount to be agreed.

## Planning

The property is within North Warwickshire Borough Council.

The site currently has planning permission for composting of 25,000 tonnes of green waste per annum. Depending on tenant requirements, a planning permission for change of use may be required.

## Viewings

Strictly by prior appointment. Please contact Philippa Dewes on 01827 721380.

### Howkins & Harrison

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