

Unit 4 Herald Way

Binley Industrial Estate
Coventry
Warwickshire
CV3 2RQ



75,625 Sq Ft



Two storey offices



Max. 48m yard depth



4 level access doors



42 car parking spaces

/// what3words ///towers.ranch.league

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Unit 4 Herald Way, Binley Industrial Estate, Coventry, CV3 2RQ



Specification

- 4.3m clear internal height rising to 6.15m to the apex
- 4 level access loading doors
- Lighting and gas central heating throughout
- Two storey office space
- Canteen and welfare facilities
- 42 car parking spaces
- Secure yard with maximum depth of 48m

EPC

Energy Performance Rating – C58

Business Rates

We understand that the property has a Rateable Value of £327,500 (1 April 2023) as listed on the Valuation Office Agency website.

Accommodation

	Sq Ft	Sq M
Warehouse	62,514	5,807.68
Warehouse Office	1,183	109.90
Canteen	735	68.30
Side Store	736	68.35
Welfare facilities & Stores	979	90.98
Two Storey Offices	9,478	880.60
TOTAL	75,625	7,025.81

Services

We understand this property has connections to all of the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

Terms

The unit is immediately available on a new FRI lease on terms to be agreed. Offers are also invited for the Freehold of the entire property.

Price / Rent

Price on Application

VAT

VAT will be chargeable at the current rate.

Legal Costs

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

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

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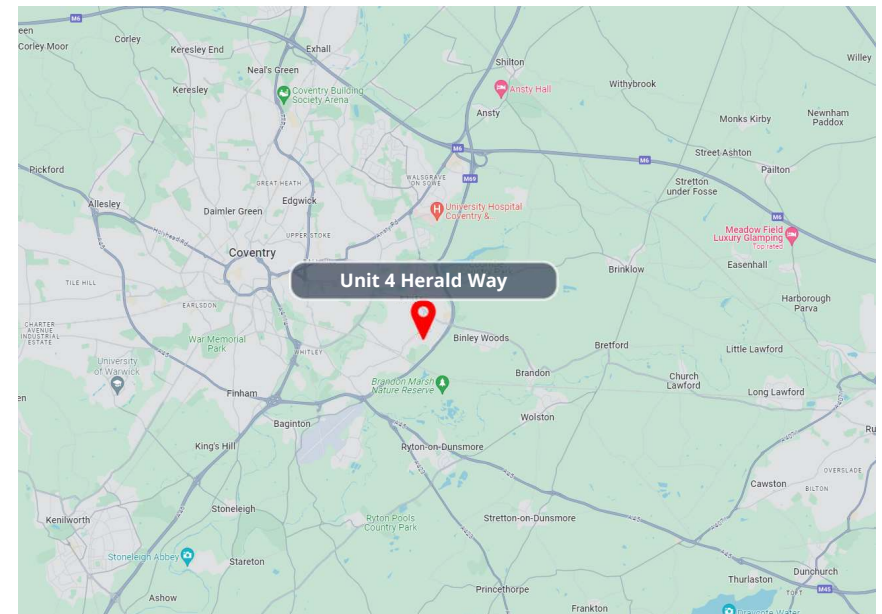
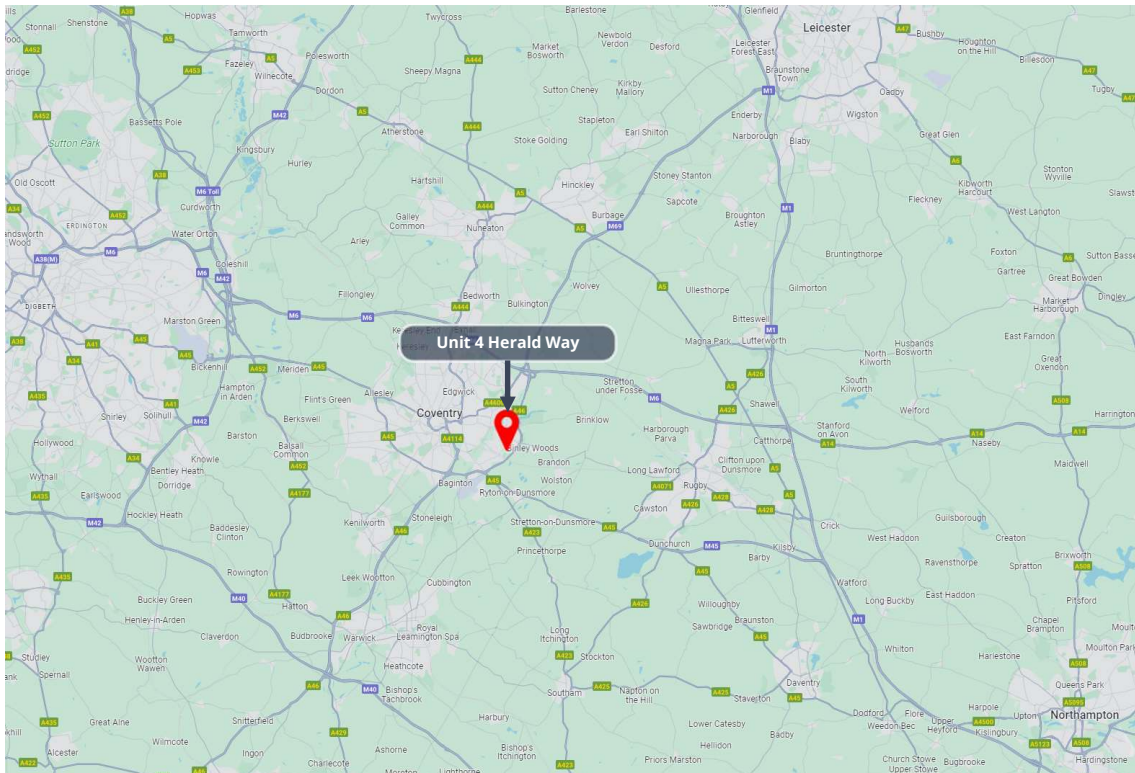


Location

The property is located on the established Binley Industrial Estate approximately 4.5 miles to the east of Coventry City Centre. Binley Industrial Estate, largely occupied by local, regional and national industrial, trade and logistics occupiers. Notable companies on the estate include AO, Evri, Screwfix, Howdens, and Toolstation.

Situated on the edge of the city and within a mile of the Coventry Eastern Bypass (A46), the property offers excellent links to the regional and national road network including the M6, M69 and M1.

Destination	Distance	Drive Time
A46 (Coventry Eastern Bypass)	0.5 miles	3 mins
M6 (Junction 2)	4.0 miles	7 mins
Coventry City Centre	4.5 miles	13 mins
M40 (Junction 15)	14.0 miles	20 mins
Birmingham Int. Airport	16.5 miles	26 mins
Birmingham City Centre	27.0 miles	36 mins



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To find out more, please contact the agents

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



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