

SUBJECT TO REFURBISHMENT



To Let - Subject to Refurbishment

Units B & C, Colliery Lane, Coventry, CV7 9NW

Industrial / warehouse premises with large yard - 3,150 sq ft - 6,183 sq ft GIA

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Location

Units B & C, Colliery Lane are located on the popular Bayton Road Industrial Estate approximately 5 miles north of Coventry. The units are situated less than a mile from both the M6 and A444, which in turn provides excellent road links to Birmingham, M69 and the national motorway network.

Colliery Lane comprises a number of units and lies in a mixed use area including other commercial users and residential.

Specification

The property comprises part of a modern terraced industrial / warehouse building and offers the following:

- Steel portal frame construction
- Minimum 4.45 m eaves
- Roller shutter level access loading
- Large loading yard
- Significant car parking space
- Excellent links to the wider road network
- Office accommodation in Unit B

The property will be refurbished prior to a tenant taking occupation and is being marketed on this basis. Further details are available upon request.

Accommodation

Floor Area	Sq M	Sq Ft
Unit B		
Warehouse	274.75	2,597
Offices	17.90	193
Total (GIA)	292.65	3,150
Unit C		
Warehouse	281.75	3,033
Total (GIA)	281.75	3,033
Units B&C Total (GIA)	574.40	6,183

Energy Performance Certificate

An EPC certificate will be obtained following the refurbishment of the units.

Tenure / Terms

Available post refurbishment. The units can be taken separately or combined.

Available on a new FRI lease for a term of years to be agreed. Rent on Application.

Rateable Value

We understand that the property is assessed as one at present, with a rateable value of £34,000 (1 April 2023) as listed on the Valuation Office Agency website. If let individually the rates bill can be split accordingly.

Services

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

VAT

All figures quotes are exclusive of VAT.

Service Charge

A service charge is payable for the maintenance and upkeep of the site. Further information is available upon request.

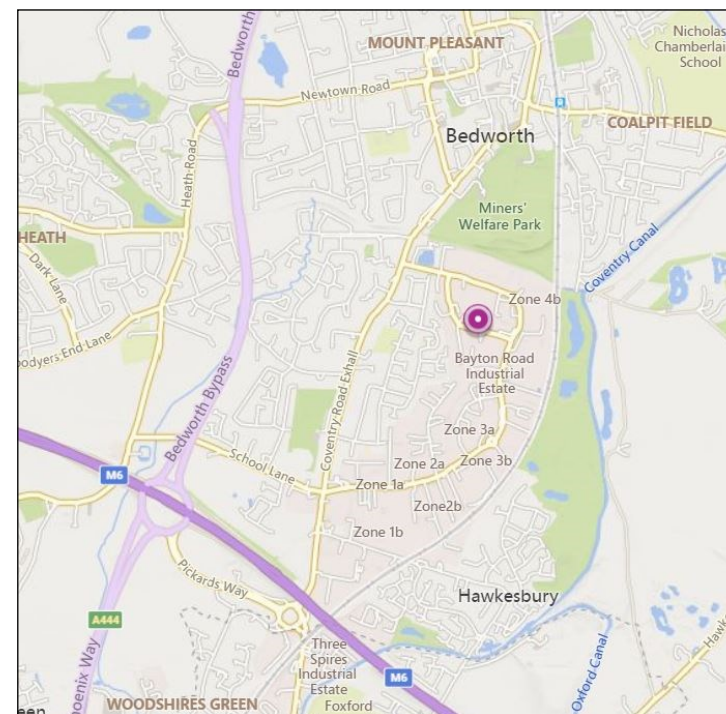
Planning

We understand that both properties are suitable for uses falling within planning, B2 and B8.

Unit C has planning for an extension of circa 7,000 sq ft.

Legal Costs

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



If you would like to know more please get in touch.

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- 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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