



Ivy Farm, Congerstone, Nuneaton, CV13 6LW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

£26,000 P.A

- Well Located Storage & Distribution Site
- 400m<sup>2</sup> (4,305 sq ft) GIA
- Built to Tenants Specification
- Available Q3 2024
- Secure site
- £26,000pa

The property comprises an storage / distribution unit totalling 4,305 sq. ft. It includes service access and parking within the yard area to the front of the unit. The site has undergone recent modernisation works, including installation of secure fencing and entry system.

The building is shortly to be refurbished so, subject to negotiation, there is an opportunity for the first occupier to contribute to the specification.

### Description

The building is of steel portal frame construction, with an eaves height of 6 meters. It is proposed that the unit will have insulated steel profile sheet roofing, a reinforced concrete floor and a good height servicing access via a roller shutter door.

### Location

The property is located on Bilstone Road , on a rural industrial estate between Coalville and Atherstone.

Road connections: M1, J22 ten miles / A444 four miles / A5 seven miles / A42 six miles.

### Accommodation

The completed unit will be approximately 400m<sup>2</sup> (4,305sq ft) GIA

### Terms

The premises will available on a new fully repairing and insuring lease, at a rental of £26,000 per annum, which is exclusive of other outgoings and is subject to contract. This may change dependant upon specification.

### Viewing

To arrange a viewing please contact the commercial team:  
01386 765700

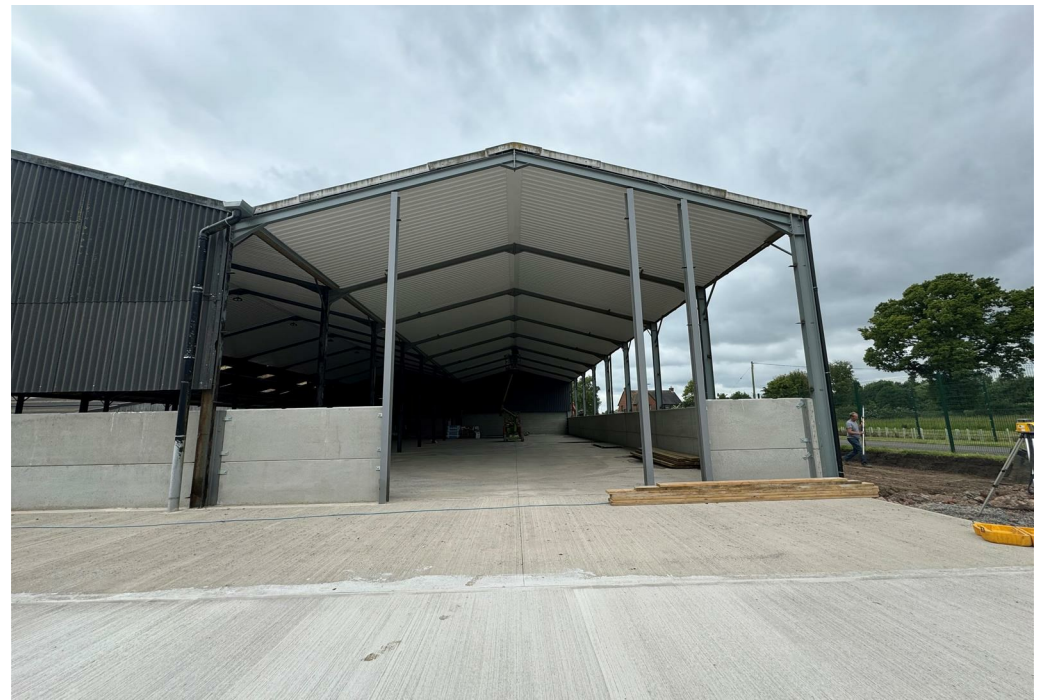
### Legal Costs

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

### Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice







# Plan



For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)