

OPENING DOORS SINCE 1843

Loveitts^{est. 1843}
COMMERCIAL



Property
Substantial
Manufacturing
Facility with
Modern Offices



Location
Prominent Corner
Position fronting
Nuneaton's Eastern
Relief Road



Size
7518.34 sq.m
(80,926 sq.ft)
approx.



Market
Suit owner
occupier or
developer with
potential to
subdivide and let



Site Area
3.22 acres
approx. with
potential for
redevelopment
subject to
planning



Price
On Application

Gibbs Amphibeans
Avenue Road, Nuneaton CV11 4LY

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Location:

The subject property occupies a prominent high profile main road corner position fronting directly onto Nuneaton's Eastern Relief Road, (the A4254 Avenue Road), a short distance from the A444 at Coton Arches, the A444 providing a speedy mainly dual carriageway link with the M6 Motorway Motorway at Junction 3 which is approximately four miles distant.

Alternatively the A4254 provides a direct connection through to the A47 and A5 Trunk Roads to the north of Nuneaton providing easy access in turn to the M69 at Junction 1 and also the M42 at Junction 10. The Nuneaton Town Centre itself is less than one mile distant.

Nuneaton is strategically located at the heart of the Midlands Motorway Network with distances to Coventry nine miles, Leicester nineteen miles and Birmingham twenty-five miles.

Birmingham International Airport and the NEC are approximately seventeen miles distant.

Description:

The property comprises a substantial single storey freehold manufacturing facility with warehousing attached along with modern four storey front offices occupying a prominent corner position with a principal frontage onto Avenue Road, Nuneaton, which provides the main access driveway into the site for visitors and staff.

In addition further servicing is afforded off the Caldwell Road return frontage as provided for on the OS plan appended to these particulars and reproduced on a 1:1250 scale with the full extent of the freehold to be disposed of edged in red here for identification purposes only.

The existing workshop and warehouse building is largely brick built and traditionally constructed with intermittent columns at the meetings of the individual bays within the older section or otherwise of more modern portal frame construction finished in cavity facing brickwork with profile cladding in part and

with the roofs comprising a mix of north light roofs (having wire glass inset panels and with a part slate finish), or alternatively with asbestos sheeting and profile cladding provided.


The front office element is of cavity facing brick blockwork construction with flat felted roofs provided and with full height glazing to the top floor executive board room suite with fitted kitchen and bathroom/shower facilities.

The office accommodation generally has been refurbished to a decent quality standard with quality demountable partitioning to segregate the existing private offices and with suspended ceilings provided incorporating air conditioning in part and with perimeter double glazed windows, raised floors and central heating also installed.

In addition warm air blowers are provided to the main workshop and warehouse accommodation and a fire security system and intruder alarm system are also installed.

The facility in its entirety occupies an extensive and secure gated site extending to some 3.22 acres or thereabouts in total with an existing surfaced car park for around 150 cars otherwise offering potential for redevelopment for an alternative employment uses or other possible planning uses subject to Local Authority consent (or alternatively for possible subdivision into smaller workshop/warehouse units for separate letting).

Connectivity:

	ROAD LINKS	DISTANCE
	M6	4 miles
	M69	12 miles
	M1	16.6 miles
	M42	20.1 miles
	M40	21.4 miles

	TRAIN LINK TIMES	TRAVEL TIME
	London Euston	1 hr 10 mins
	Birmingham New St	30 mins
	Coventry	21 mins
	Leicester	25 mins

	AIRPORT	DISTANCE
	Birmingham Int	16.6 miles
	Coventry	13.5 miles
	East Midlands	34.5 miles

Floor Area:

	AREA SQ.M	AREA SQ.FT
Ground Floor Showroom/Offices	795.53 sq.m	8,563 sq.ft
Build Hall/Workshops	3,159.33 sq.m	34,007 sq.ft
Link Building	336.35 sq.m	3,620 sq.ft
Rear Warehousing	1,746.68 sq.m	18,801 sq.ft
Total Ground Floor	6,037.89 sq.m	64,991 sq.ft
First Floor Offices	1,199.89 sq.m	12,915 sq.ft
Second Floor Offices	215.62 sq.m	2,320 sq.ft
Penthouse Suite	64.94 sq.m	699 sq.ft
TOTAL GROSS	7,518.34 sq.m	80,926 sq.ft

Services:

Mains water, drainage, gas and electricity both single and three phase are understood to be connected to the property with a mix of oil fired and gas fired warm air blowers provided to the workshop/warehouse space along with part oil fired and part gas fired central heating to the offices with air conditioning in part. A fire security system and intruder alarm system are also installed.

No tests have been applied.

Rateable Value:

The Rateable Value as at the 2017 list was £211,000. Please note that this is not the amount payable and all interested parties are advised to make their own enquiries in relation to Business Rates with the local authority.

Terms:

The property is available to be acquired freehold with vacant possession on completion.

Price details are available on application.

VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Both parties are to be responsible for their own legal fees in this case.

Property Documents:

Site Plan/Title Plan ([Click here](#))

Building Plan ([Click here](#))

EPC ([Click here](#))

Gallery of Photos ([Click here](#))



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