

OPENING DOORS SINCE 1843



Rent
£24,000 pa



Area
3,979 Sq Ft



Roller Door Height
2.81M



Motorway Access
Close to M6



3 Phase Power
Installed

TO LET

3 Bryant Road, Coventry CV7 9EN

Location:

Located within Zone A of Bayton Road Industrial Estate - one of the largest and most established industrial estates in Coventry and the North Warwickshire area, and benefits from excellent access to the wider Midlands motorway network. Coventry City Centre is circa 5.5 miles to the south whilst Nuneaton is circa 4 miles to the north. The M6 motorway at junction 3 is less than 1 mile distant.

Description:

The property comprises a detached industrial unit of portal steel frame construction with brick elevations set beneath a corrugated sheet roof with inset natural lighting panels. There are UPVC double glazed windows and doors.

A personnel door at the front leads to offices and staff facilities (kitchen and WCs). There is internal access from the offices to the workshop area (which includes a partitioned store room) or via a separate personnel door (at the front) and a roller shutter door at the side - (about 3.55m (11'8") wide x 2.81m (9'3") high. The unit has an eaves height of about 3.12m (10'3") at the front and 2.93m (9'6") at the rear.

There is further office or workshop accommodation on a mezzanine level. To the front, is a tarmac forecourt providing parking for the unit and a concrete accessway at the side of the property leading to the roller shutter door (located behind a secure gate) with a small yard at the rear.

Floor Area:

	AREA SQFT	AREA SQM
Office	582.00	54.07
Warehouse	2,800.00	260.13
Office	582.00	54.07
TOTAL	3,964.00	368.27

Services:

Water and Electricity (three phase) are connected to the property. No tests have been applied.

Rateable Value:

The rateable value of the property is £15,250 as at the 2023 list. This is not equal to the amount of business rates payable and prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

Available by way of a new lease on full repairing and insuring terms for a term to be agreed - subject to a minimum of 3 years.

VAT:

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

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link: [Click here](#)

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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