

Hazell Way Nuneaton

CV10 7PQ

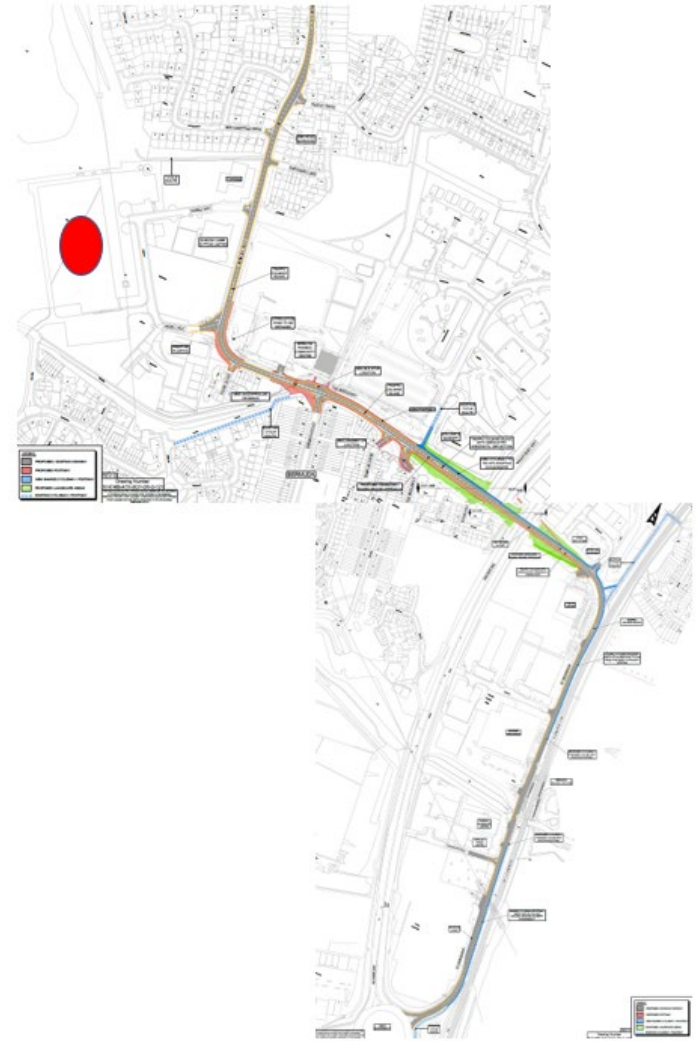
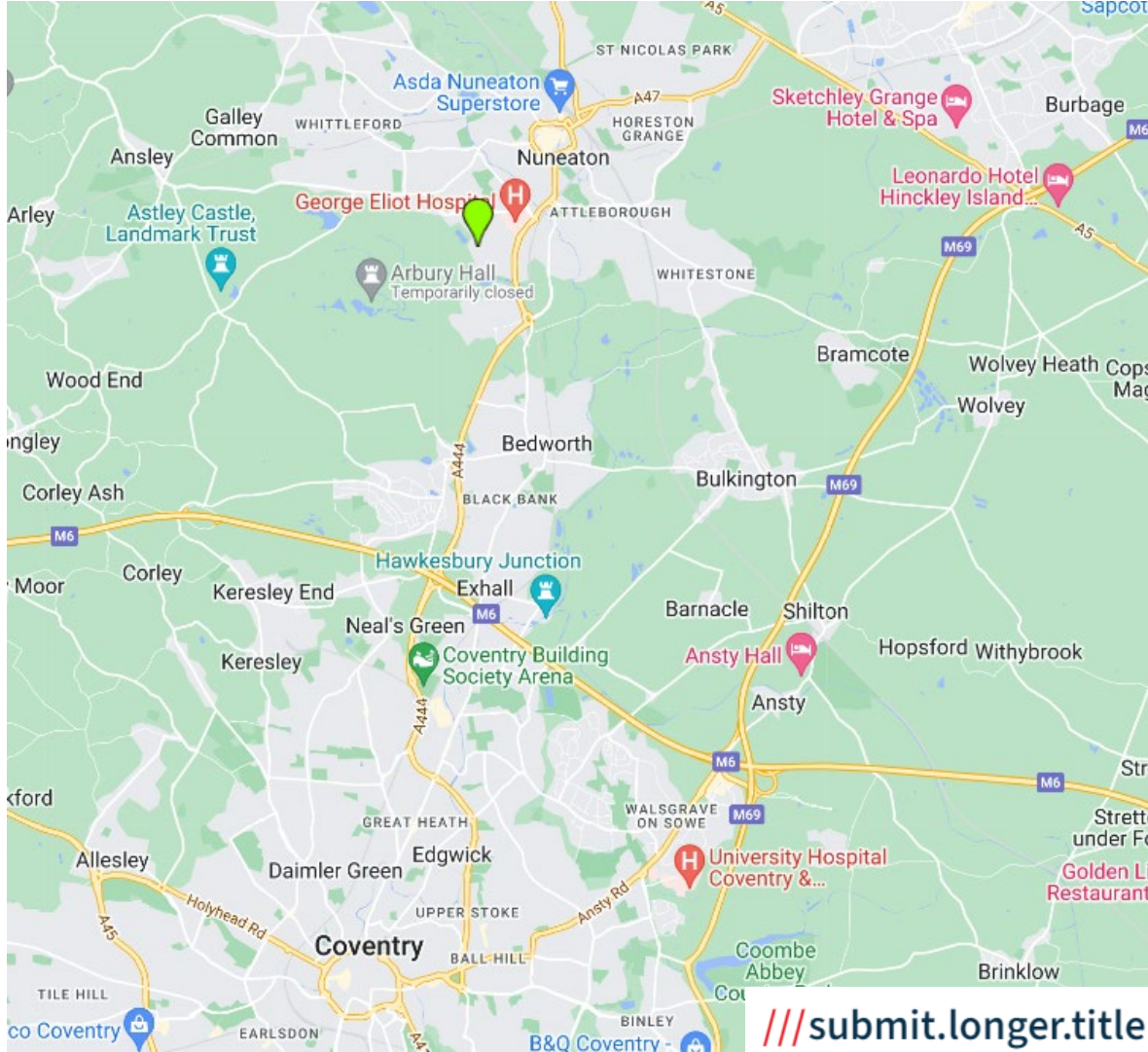
TO LET

154,391sq ft (14,343sq m)

Available for occupation from Dec 24.



LOCATION Hazell Way Nuneaton CV10 7PQ



The premises is approximately 4 miles to the North of Junction 3 of the M6. Access is via the A444. From Q1 2024 a new road from the Griff Roundabout via St Georges way over the A444 will provide enhanced access to the property and the National Highway Network.

PROPERTY FEATURES

The Property comprises a large high bay storage and distribution warehouse located on the western side of Hazell Way. The building dates to the 1960s in addition and an area of land, to the west of the side of the building.



In addition, the building offers an open storage yard located on the eastern side of Hazell Way, consisting a mix of hardcore and concrete surfacing.

The area is trapezoidal in shape and level extending to approximately 0.81 hectares (2.0 acres).

FLOOR AREAS

| Building | Sq. ft | Sq. m |
|---------------------|----------------|---------------|
| Warehouse & Offices | 154,391 | 14,342 |
| TOTAL | 154,391 | 14,342 |

Specification

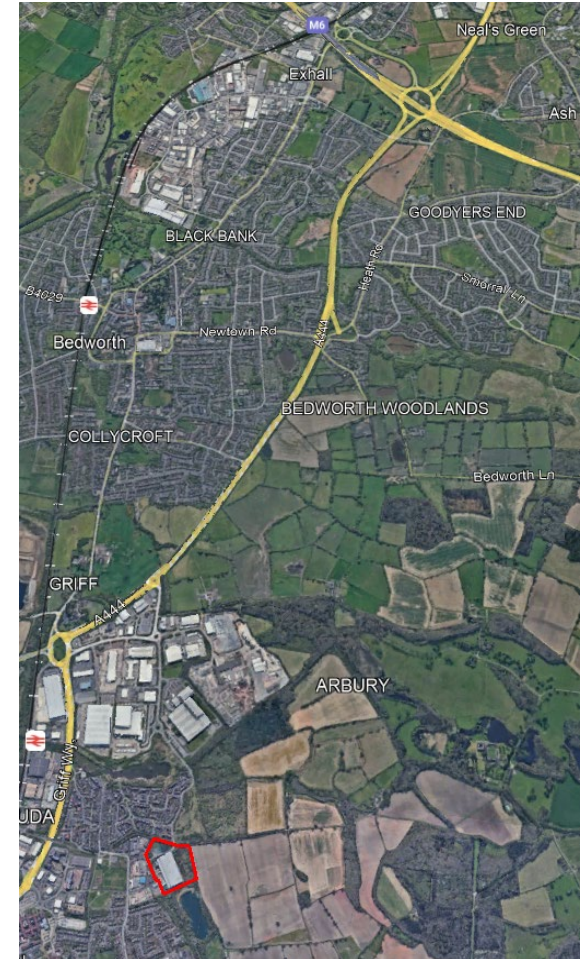
- Working height 9m
- 20% roof lights
- LED and Fluorescent lighting
- 10 dock level loading doors
- 4 level access loading doors
- 30m deep yard area
- 2-acre, potential additional storage / yard area
- 2 storey office accommodation

SERVICES

The property has mains drainage, electricity, water and gas.

BUSINESS RATES

The rateable value (1st April 2023) - £432,500



Tenure

The property is available on a new lease for a term to be agreed.

RENT

On Application

EPC

Available upon request

VAT

The premises have been elected for VAT which will be charged at the prevailing rate

LEGAL COSTS

Each party to bear their own costs incurred in the transaction

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required



VIEWINGS

Viewings are via appointment with Cushman & Wakefield or our Joint agents Bromwich Hardy

For further information please contact :

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