

ATHERSTONE

RIVERSDALE ROAD CV9 1LP

CROSS-DOCKED DISTRIBUTION FACILITY

385,993 sq ft
(35,842 sq m)



TO LET

ATHERSTONE RIVERSDALE ROAD CV9 1LP



THE PROPERTY

Davies Turner

A5

To M42 J10

To M69 J1

CROSS-DOCKED DISTRIBUTION FACILITY

385,993 sq ft (35,842 sq m)

Specification

The property comprises a cross-docked distribution unit totalling 35,842 sq m (385,993 sq ft) of steel portal frame construction with profile metal clad/ brick elevations.

BUILDING	SQ FT	SQ M
Warehouse	353,919	32,879
Office/Staff Welfare	22,429	2,084
Vehicle Maintenance Unit	9,645	879
Total Approx. Gross Internal Area	385,993	35,842
Site Area	24.9 Acres	10.1ha



1.15 MVA power supply



Working height 9m & 10m



Lighting



Heating



Sprinklers



83 dock level loading doors along 2 elevations



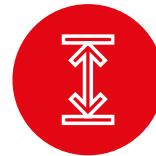
3 level access loading doors



360-degree circulation



201 HGV parking bays



Extensive yard area (avg depth 90m)



Security gatehouse with barrier-controlled access



Separate vehicle maintenance unit



Parking for 335 cars

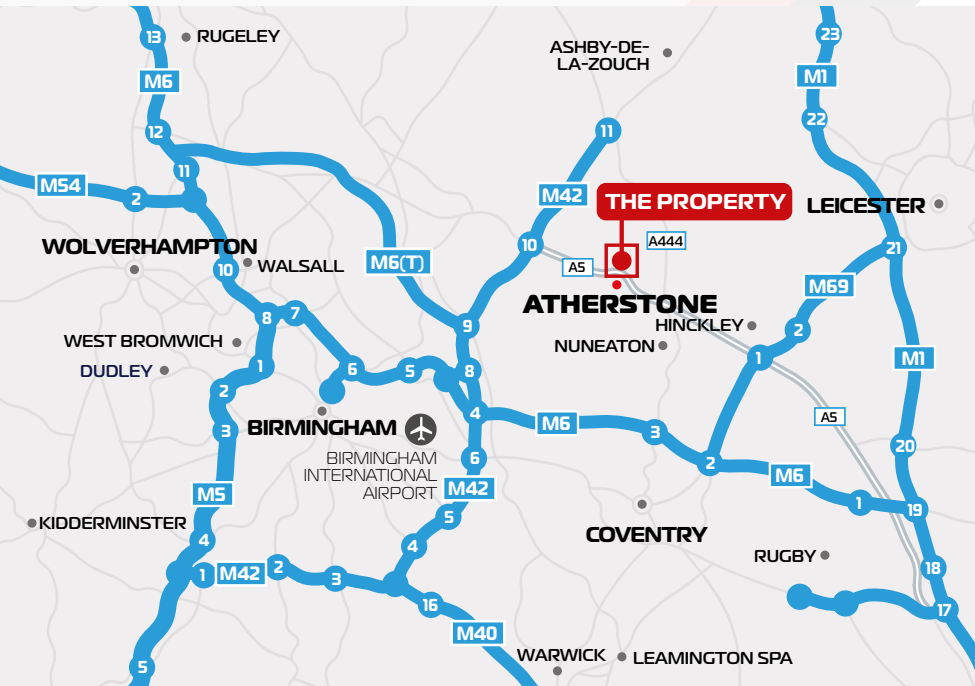


2 possible access points to the site



Single storey office and staff welfare





Location

Atherstone is located in the heart of the midlands, the town benefits from excellent communications with the A5 providing a direct link from the M69 in the east and M42 to the west. Atherstone is located within the golden triangle with 97% of the UK population within 3.5 hours drive time.

East Midlands Airport, the UK's second busiest cargo airport handling over 300,000 tones per annum, lies 24 miles to the southwest, Birmingham International Airport lies 17 miles to the south.

The property is situated immediately to the north of the A5 dual carriageway in an established location to the northeast of the town centre. Nearby occupiers include TNT, Aldi, Tarmac, Davies Turner and Jaguar Land Rover's new national distribution centre. Atherstone is a market town with a total population of 60,000 and is the administrative centre for north Warwickshire. The town benefits from a comprehensive retail/amenity offer.

Drive Times



Birmingham	22 miles
London	115 miles
Manchester	93 miles
Leeds	100 miles

Rail Terminals



BIFT Birch Coppice	6 miles
Hams Hall	13 miles
East Midlands Gateway	24 miles

Roads



J10 M42	5.9 miles
J1 M69	8.5 miles

Parcel Hubs



DPD Hinckley	7.7 miles
Evri - Rugby	19 miles
Royal Mail Coventry	21 miles
DHL Coventry	20 miles

Terms

The property is available by way of an assignment or sub-lease of the existing lease which expires in September 2027. Alternatively a new lease may be available for a term to be agreed.

VAT

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

EPC

The property has an EPC rating of C-68 valid until 17th July 2031.

Rent

On application.

Business Rates

Rateable Value, April 2023 -£1,820,000.

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.



Further Information

Viewings are via appointment

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The Misrepresentation Act 1967.

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