

Unit 7
Cronal Road
Coventry
CV7 9NH

ehB
Reeves



To Let On New Lease

Detached Warehouse Unit

- Total GIA 4,742 Sq Ft
- Incorporating offices 1,364 Sq Ft
- On site parking for 6 cars
- Available immediately.

CONTACT

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Chartered Surveyors

Commercial Property Advisors

Commercial Property Agents



Location

The property is situated on Cronal Road which is located off Bayton Road on the Bayton Road Industrial Estate in Exhall. The property is located to the north of Coventry city centre and is adjacent to junction 3 of the M6 motorway and close to the A444 Phoenix Highway

Description & Accommodation

The subject property comprises a 1980's, detached industrial warehouse. It is of a traditional steel portal frame structure and constructed with brickwork to approximately 7 feet and profile cladding to the upper levels. The building is constructed to an eaves height of 6m.

Externally, there is a yard area situated to the front of the premises providing parking for 6 cars.

The property comprises:

Warehouse/Workshop 4,742 s.ft.

Including Ground Floor Offices 682 sq.ft.

Plus first floor Office 682 sq.ft.

Services

Mains electricity and water are connected to the property. Heating is by way of an oil fired system.

Planning

B1, B2, B8

Tenure

A new Full repairing and insuring lease is to be granted for a term to be negotiated.

Rent

£28,500 per annum excl. Payable quarterly in advance

Rates

The rateable value for the current year is £18,750



EPC
TBC

Legal Costs

Each Party will meet their own legal costs associated with this transaction

Viewing

Strictly by prior appointment with the sole letting agent ehB Reeves
01926 888181