

## FOR SALE/TO LET

**Century Park, Ballin Road  
Nuneaton, CV10 9GA**

**Purchase Price: POA**

**Rent PA: POA**

**Area: 12,500 sqft (1,161 sqm)**

- Proposed New Industrial/Warehouse Unit
- To be Built to a Shell Finish
- Excellent 8m Eaves Height
- Internal Fit Out Options Also Available
- May Sub-Divide



## LOCATION:

The subject property forms part of the Century Park development on the western outskirts of Nuneaton being the final phase of development and accessed off the B4114 Tuttle Hill via Arrow Way.

The Nuneaton town centre is approximately 1.5 miles distant with Coventry approx 9 miles and the M6 motorway at Junction 3 approximately 5 miles distant.

## DESCRIPTION:

The property will comprise a new industrial/warehouse unit to be constructed by Century Park Developments Ltd and available to buy or lease as a whole or in part subject to terms to be agreed. The premises, which are to have an excellent eaves height of 8m (26'3") offer potential for mezzanine provision and will incorporate a number of roller shutter doors for loading access and thereby providing the potential for splitting into smaller units to meet the particular needs of a variety of potential end users.

The unit is to be built to a shell finish or alternatively the developer would be happy to entertain the possibility of a fit out option.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Units 9, 10, 11	12,500	1,161
TOTAL	12,500	1,161

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

## SERVICES:

It is understood that mains water, drainage, gas and electricity (both single and three phase) are available.

## TERMS:

The premises are available to be purchased or leased as a whole or potentially in part, as smaller units. Specifically sales would be of a long leasehold interest (999 years at a peppercorn rental) with leases also available for a minimum term of 10 years (ideally). Price and rental details are available on application.

## LEGAL COSTS:

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

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details (February 2019) the Landlord had elected to charge VAT on the rent.

## RATEABLE VALUE:

To be assessed

## EPC RATING: TBC

## CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

EHB Reeves 01926 888181 [simon@ehbreeves.com](mailto:simon@ehbreeves.com)