

Units 9, 10, 11 Century Park
Ballin Road
Nuneaton
CV10 9GA

ehB
Reeves

ehB Reeves

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CV32 5QN

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To Let or For Sale

Industrial/Warehouse

Soon to be Constructed

- For Sale/To Let
- Area: 12,500 sq ft (1,161 sq m) May Split
- 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

CGI Image of future building outlined in red

Interested in
this property?

Contact

Simon Hain

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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.

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

Description & Accommodation

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:

Units 9, 10, 11: Total 12,500 sq ft (1,161 sq m)

Fixtures & Fittings

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

Services

It is understood that mains water, drainage, gas and electricity (both single and 3 phase) are available.

Planning

B1 and B8

Services

It is understood that mains water, drainage, gas and electricity (both single and three phase) will be connected.

Tenure

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.

Rent

On application

Rates

To be assessed.

EPC Tbc

Legal Costs

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

Viewing

To arrange a viewing contact:
ehB Reeves 01926 888181 (simon@ehbreeves.com)
Loveitts 024 7622 8111 (Option 2)
(commercial@loveitts.co.uk)

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