

UNIT ONE

CARLYON ROAD
ATHERSTONE
CV9 1LQ

140,000 SQ FT (ON A 23 ACRE SITE)
INDUSTRIAL / DISTRIBUTION UNIT
TO LET / MAY SELL



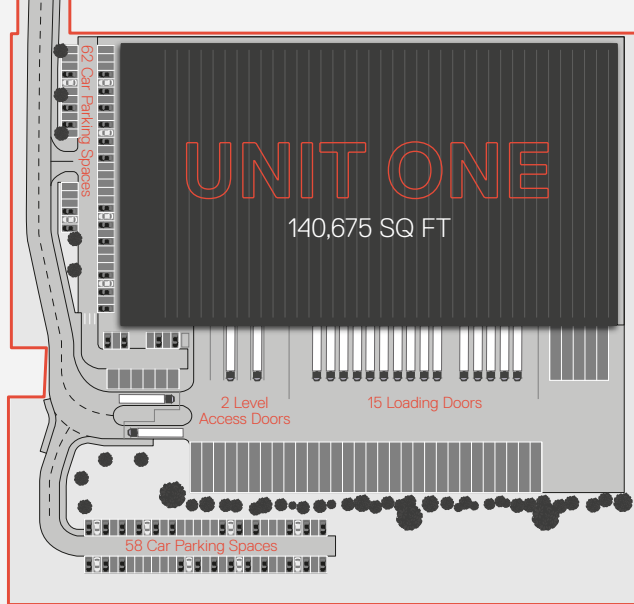
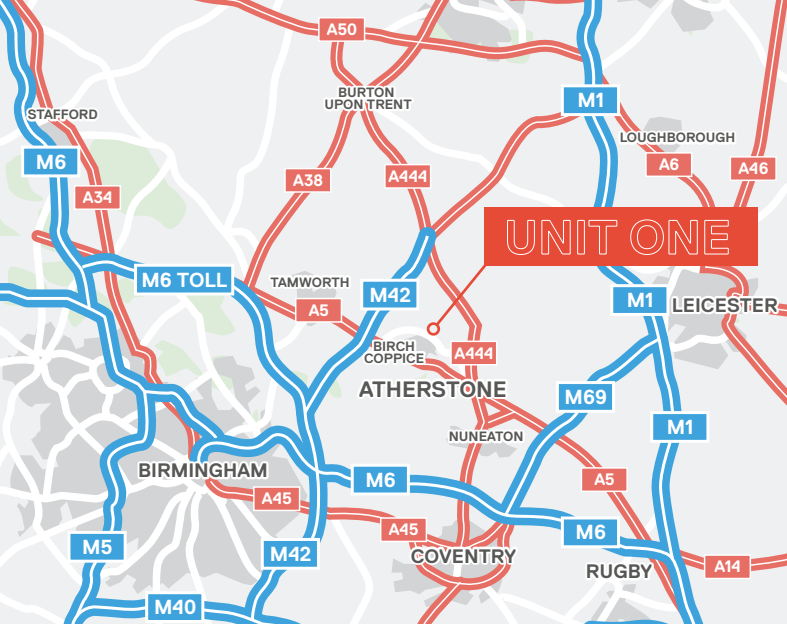
3M

Royal Mail

CARLYON RD

M42 J10 &
BIRCH COPPICE - 5 MILES

A5



Location

Atherstone is strategically located in the heart of the Midlands, 5 miles east of Birch Coppice, 21 miles north east of Birmingham; 103 miles north west of Central London; 95 miles south east of Manchester; 102 miles south of Leeds and 111 miles north east of Bristol.

The property is situated immediately to the north of the A5 dual carriageway in an established commercial location to the north east of the town centre. To the east, lie the Carlyon Road Industrial Estate, Netherwood Industrial Estate and Holly Lane Industrial Estate which offer a range of light industrial/trade counter units.

Description

The property is a 4 bay single store warehouse unit, constructed from a steel portal frame. Situated on a 3.52 Ha (8.70 acres) site and has the following specification:

- » 12-14m Clear internal eaves height
- » 50K/m2 Floor loading
- » 2 x Level access doors
- » 15 x Loading doors
- » 35 x HGV parking spaces
- » 50m Yard depth
- » 120 Car parking spaces
- » First floor offices
- » Secure site with gatehouse
- » Heating, lighting and racking to the warehouse



Accommodation

Floor Area	Sq Ft	Sq M
Warehouse	131,000	12,170
First Floor Offices	9,675	899
Total	140,675	13,069
Net Developable Land Area		8.7 Acres
Land Total		23 Acres

Tenure

Leasehold /May Sell.

Vat

VAT may be payable on any transaction.



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