



TO LET

MODERN INDUSTRIAL WAREHOUSE

Unit 5, Cyan Park, Phoenix Way, Coventry CV2 4QP



27,900 sqft (2,592 sqm) approx

- MODERN DISTRIBUTION WAREHOUSE/ MANUFACTURING UNIT
 - 8m EAVES (approx) OFFICES AND YARD AREA
- EXCELLENT ROAD LINKS WITH IMMEDIATE ACCESS TO A444





LOCATION

The subject property is situated on the Cyan Park development which is located approximately 1 mile to the north of Coventry off the main A444. Access to the motorway network can be gained via Junction 3 of the M6 Motorway which in turn, provides access to the M1, M42, M6 Toll, M5 and M40 Motorways. Coventry Mainline Railway Station is also approximately 2.5 miles distant.

DESCRIPTION

We understand the property was built in 2006 and is of steel portal frame construction, with part brick / part clad elevations and a profile clad roof incorporating roof lights. The premises benefit from an eaves height of 8m, 3 electric level access loading doors, concrete floor and high bay sodium box lighting to the warehouse. Internally, the unit provides first floor office accommodation benefitting from kitchen and sanitary facilities, with open plan and private offices, with toilets, reception area and personnel lift to ground floor. Externally, the property provides ample concrete yard and 30 car parking spaces demised to the frontage.

ACCOMMODATION

AREA	SQFT	SQM
Warehouse & offices	25,342.8	2,354.4
FF Offices	2,557.5	237.6
GIA (approx)	27,900.3	2,592





LEASE TERMS

The property is available by way of a full new repairing and insuring lease for a term of years to be agreed.

RENTAL

Guide rental £175,000 per annum exclusive. Rent free periods available subject to term, covenant and timing.

BUSINESS RATES

Warehouse & Premises 2017: £134,000

EPC

EPC Rating: C (62)

SERVICES

It is understood that the premises benefit from all mains services. Applicants are advised to make their own enquiries of the relevant utility companies.

PLANNING

It is understood the property is suitable for light industrial, general industrial and storage and distribution uses falling within classes B1(c), B2 and B8 of The Town and Country Planning (Use Classes) Order 1987.

VAT

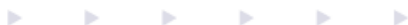
All rents and prices quoted are exclusive of VAT if chargeable

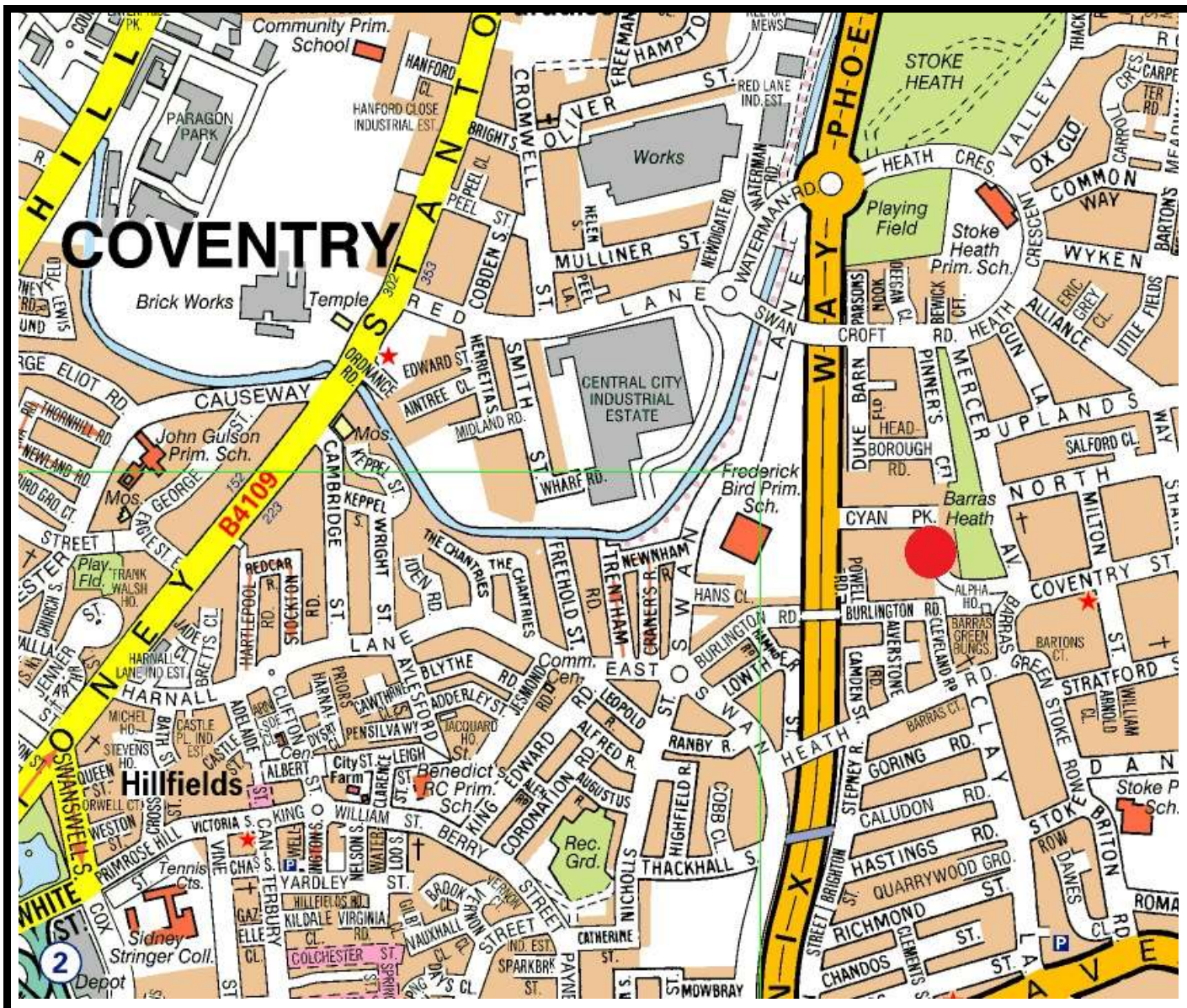
VIEWING

Strictly by appointment with the sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455
Contact/ Email: Neil Slade / neil.slade@harrislamb.com





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harrislamb
PROPERTY CONSULTANCY

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Not to Scale
For identification purposes
only.