

TO LET

TWO BAY WAREHOUSE/INDUSTRIAL UNIT

45A Bayton Road, Bayton Road Industrial Estate, Exhall, Coventry CV7 9EL



4,718 SQ FT (438.34 SQ M) GIA

- Well presented two bay warehouse unit
- Situated on the popular Bayton Road Industrial Estate
- Excellent access to the M6 (J3)
- In and out loading facilities

Location

The property is located on the popular Bayton Road Industrial Estate. Bayton Road is located approximately 4 miles to the north of Coventry City Centre and circa 3 miles from Nuneaton to the north.

Bayton Road Industrial Estate offers excellent road links to the national Motorway network with Junction 3 of the M6 being just 2 miles distant. There is also easy access to the M69 and M1. The A444 provides easy access to the centres of both Coventry and Nuneaton.

Description

The property comprises a two bay warehouse. The front bay being built circa 1960's/1970's. The rear bay has been built more recently within the last 10 years.

The front unit is of steel portal frame construction with brick elevations and a corrugated Asbestos sheet roof. Towards the front of the unit is a small office and kitchen/restroom. There are WC facilities for both the office and workshop areas. The front unit has roller shutter access (3.6m wide x 3.8m high). The unit benefits from gas blower heater and fluorescent tube lighting.

The rear unit is of steel portal frame construction with insulated steel sheet cladding and insulated steel sheet roof. The bay benefits from a roller shutter door (3.2m wide x 3.8m high).

Both units have an eaves height of approximately 5 metres extending to approximately 6.8 metres at the Apex.

Accommodation

	sq ft	sq m
Front Unit	2,152	199.92
Rear Unit	2,566	238.42
Total Gross Internal Area:	4,718	438.34

Services

It is understood gas, electricity, water and drainage are connected to the property.

Rent

£28,000 per annum exclusive. VAT is applicable.

Tenure

A new effective Full Repairing & Insuring Lease will be granted for a term to be agreed.

Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has a Rateable Value of £20,500.

Energy Rating

D96. EPC available upon request.

Legal Fees

The ingoing tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

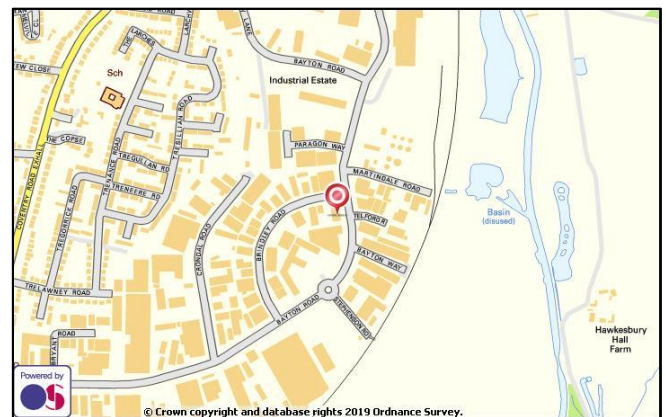
Viewing

Strictly by appointment with the sole agent:

NICK HOLT

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