

Unit 7 Brindley Road North  
Bayton Road Industrial Estate  
Exhall  
CV7 9EP

ehB  
Reeves



**ehB Reeves**

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Interested in  
this property?

Contact

**Sam Hain**

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## To Let

### Detached Light Industrial/Warehouse Unit

- 574.70 sq m (6,186 sq ft)
- Rental: £32,000 Per Annum
- Height to Apex: 19ft 6ins
- New Warehouse Roof
- New LED Lighting Installed
- Further Refurbishment Scheduled
- Secure Yard

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### Location

The property is located within the popular and well established Bayton Road Industrial Estate situated to the north east of Coventry. The estate lies approximately 6 miles from Coventry city centre and just over 6 miles from Nuneaton town centre. The estate is less than 2 miles from Junction 3 of the M6 which is at the centre of the region's motorway network.

### Description & Accommodation

The property comprises 2 interconnecting industrial/warehouse units of steel portal frame and brick/block construction. Newly installed insulated roof covering to warehouse with incorporated roof lights. New LED lighting installed throughout. There is also a front single storey brick build addition with a mono pitched roof comprising office/reception accommodation.

The unit consists of the following internal areas:

Warehouse Accommodation	5,206 sqft
Front Office Accommodation	477 sqft
Mezzanine	503 sqft

**Total** **6,186 sqft**

### Services

All mains services are either connected or are available to the property.

### Planning

B1, B2

### Tenure

The property is available on a new full repairing and Insuring lease upon terms to be agreed.

### Rent

£32,000 per annum exclusive payable quarterly in advance, exclusive of VAT.

### Rates

The rateable value for the current year is £19,750.

### EPC

E 115

### Legal Costs

Each party to bear their own costs incurred.

### VAT

VAT is applicable.

### Viewing

By prior arrangement through ehB Reeves on 01926 888181.

