TO LET

INDUSTRIAL / WAREHOUSE PREMISES
Also suitable for Trade Counter Use

OLD CHURCH ROAD, COVENTRY,
CV6 7BZ

Site area 0.528 acres (0.124 hectares) * Floor area 5,107 sq.ft. (474 sq.m.)
Loading access via an insulated Stokvis folding door * Internal overhead crane
Ancillary office accommodation
Well located for Coventry City Centre and access to A444 and M6 motorway
IMPORTANT NOTICE

Property Misdescriptions Act 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.

3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.

4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the item referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

5. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Bromwich Hardy. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Bromwich Hardy for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Bromwich Hardy has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.
LOCATION

The subject premises are well located on Old Church Road (B4082), which is accessed from the main A444 and in turn provides excellent communication to both Coventry City Centre and the M6 motorway to the north.

DESCRIPTION

Old Church Road comprises a detached single-storey portal frame industrial unit with part brick, part profile clad elevations beneath a pitched roof incorporating translucent roof lights. The unit benefits from an eaves height of approximately 6m with loading access via a main insulated folding door. Internally, the unit provides ancillary office accommodation and kitchen and toilet facilities. There is a concrete floor to the warehouse accommodation, heating is by way of a gas-fired blower heater and there is fluorescent lighting throughout. The unit also benefits from a 2-ton overhead crane and fully refurbished Red-Care alarm system. Externally the property provides a superb yard area, part concrete, part hardcore, and is secure to the main boundaries by a palisade fence.

We believe the property is extremely well located and would form an ideal Trade Counter facility with ancillary workshop/warehouse accommodation.

In further detail, the ACCOMMODATION provides the following

WAREHOUSE / INDUSTRIAL UNIT

Gross internal area 5,107 sq.ft. (474 sq.m.). Total site area 0.528 acres (0.124 hectares).

SERVICES

The premises have all mains services, however interested parties are recommended to arrange for any necessary tests to be carried out prior to legal commitment to a lease.

TENURE

Old Church Road is available on a leasehold basis by way of full repairing and insuring lease for a term of years to be agreed.

RENTAL

£40,000 per annum exclusive.

RATES

Rateable Value £24,250
LEGAL COSTS

The ingoing tenant will be required to pay a contribution to the Landlord’s legal costs incurred in this transaction.

VIEWING

Strictly by appointment with the sole agents:

Bromwich Hardy
1 The Cobalt Centre
Middlemarch Business Park
Coventry
CV3 4PE

Tel: 02476 308900
Fax: 02476 302620

Ref: Tom Bromwich / Iain Critchlow

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