EXHALL POINT

BAYTON ROAD INDUSTRIAL ESTATE
COVENTRY CV7 9DX

J3M6

- Leases available as Units or as a Whole
- Approvals for B1, B2 and B8 Uses
- High Bay areas with 9m eaves and gantry craneage
- Designated car parking and service yard
- Located approximately $^{3}/_{4}$ mile from junction 3 M6
- Sophisticated security inc. external CCTV. Full perimeter 2.4 metre palisade fencing

SITE AREA
10.185 ACRES

	M^2	FT^2
Building A	7,183	77,324
Building B	5,392	58,046
Building C	1,599	17,221
Total GIA	14,174	152,591

BROMWICH HARDY
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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.