Rent

Available on application

Tenure

The accommodation is available by way of new Fully Repairing and Insuring lease terms

Viewing

Strictly by appointment through sole agent

Rating

Rateable Value £25,000
Uniform Business Rate
48.2p in £ (2014/2015)
Rates Payable £12,050 pa

VAT

Bromwich Hardy stipulate that prices are quoted exclusive of VAT whether or not payable.

Legal Costs

Each party will be responsible for their own incurred legal costs.

Misrepresentation
These particulars are intended as a guide and must not be relied upon as a statement of fact. They are not intended to constitute part of an offer or contract.

Loades
estates@loades.com

The Hub
54 Bayton Road
Exhall, Coventry
CV7 9TH

Further Information

For further information and to discuss the opportunities in more detail please contact:

Tom Bromwich
☎ **02476 308901**
tom.bromwich@bromwichhardy.com

BROMWICH HARDY
CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS

theHub

NOW LETTING

Self Contained office/workshop building

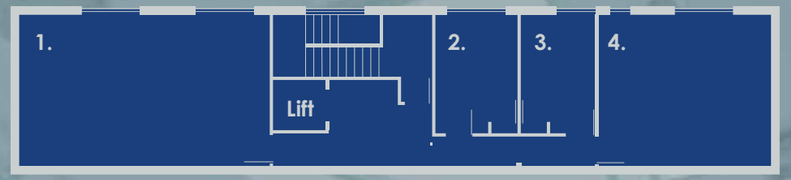
54 Bayton Road, Exhall, Coventry CV7 9TH

The Hub provides the opportunity to occupy recently refurbished high quality Offices of 2,820 sq. ft. and Warehouse accommodation of 3,124 sq. ft., all completed to a high specification to include:

- Large conference rooms
- Air conditioned offices
- Disabled persons compliant including lift
- LED lights in the warehouse
- New fully insulated roof
- Secure yard
- Ample on-site parking for 20 cars
- High security provisions in place

The Hub occupies an unrivalled location with excellent presence in the heart of Bayton Road Industrial Estate, one of the country's largest industrial estates. Junction 3 of the M6 motorway is less than 1 mile distant giving easy access to Birmingham to the North and London to the South. Birmingham International Airport is 10 miles distant providing flights to all major countries in the world.

First Floor



Ground Floor

EPC

The energy performance asset rating for this building is :

More energy efficient

A	0-25	
B	26-50	
C	51-75	
D	76-100	98
E	101-125	
F	126-150	
G	over 150	

Less energy efficient

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