



## Unit 1 - 10, Century Park

Ballin Road, Nuneaton, CV10 9GA

**PROMINENTLY LOCATED  
MODERN INDUSTRIAL /  
WAREHOUSE FACILITY SET  
WITHIN AN ESTABLISHED  
INDUSTRIAL ESTATE**

**8,935 to 74,585 sq ft**  
(830.09 to 6,929.17 sq m)

- Two Secure Yards
- Ample Parking
- Multiple Loading Doors
- Private gated road access
- 5 Miles from M6 (J3)
- Mezzanine Included

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## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 8,935 to 74,585 sq ft              |
| <b>Business Rates</b> | N/A                                |
| <b>Service Charge</b> | N/A                                |
| <b>VAT</b>            | Applicable                         |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>Estate Charge</b>  | N/A                                |
| <b>EPC Rating</b>     | C (71)                             |

## Description

The purpose-built property, which has been extended to meet the needs of the original tenant, is well presented and finished to a good specification with eave heights of approximately 8m. The current configuration is two connected courtyard layouts with multiple loading doors offering great flexibility, duplicate two storey office and storage areas and separate services to Units 1-5 and 6-10. Suitable for industrial / warehouse use as well as a trade counter.

Units 6 - 10 are now under offer and no longer available.

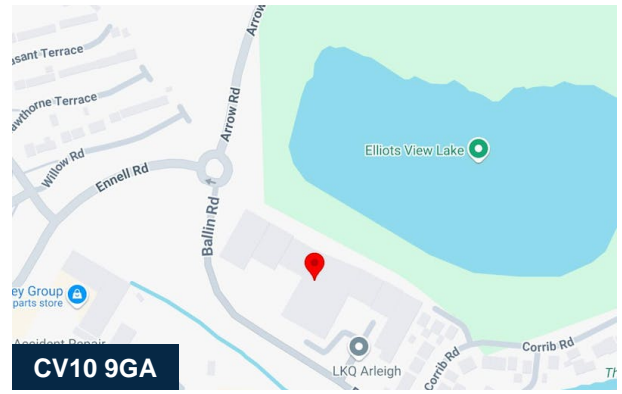
## Location

The property is located within an established Industrial Estate in a prominent position approximately one and a half miles west of Nuneaton town centre. The main road access is via Tuttle Hill (B4114) and Arrow Road, providing good links to the motorway network. The M6 Motorway at Junction 3 is approximately 5 miles distant with access via the A444.

## Accommodation

The accommodation comprises the following areas:

| Name               | sq ft          | sq m             | Availability |
|--------------------|----------------|------------------|--------------|
| Unit - Unit 1 - 10 | 84,318         | 7,833.40         | Under Offer  |
| Unit - Units 1-5   | 34,383         | 3,194.29         | Under Offer  |
| <b>Total</b>       | <b>118,701</b> | <b>11,027.69</b> |              |



## Viewing & Further Information



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