

HIGH QUALITY, END TERRACE UNIT



UNIT 4 BUCKINGHAM CLOSE, BERMUDA INDUSTRIAL ESTATE, NUNEATON, CV10 7JT

To Rent: £49,200 per annum

5,043 sq ft (468.51 sq m)

Description

Unit 4 comprises an end-terrace warehouse unit of steel portal frame construction. The warehouse benefits from three phase power, LED lighting, gas blower heater and a 4.2m electric roller shutter door. There is a working height of 5m and maximum height of 7.4m. To the front of the property are two storeys of office space, again fitted with LED lighting and gas central heating, accompanied by 3 WCs and kitchen facilities. There is ample parking and yard space to the front of the building.

Summary

- Spacious yard and parking
- Offices
- Kitchen and WCs
- Excellent industrial location
- Less than a mile from A444
- 6 minutes from M6 J3



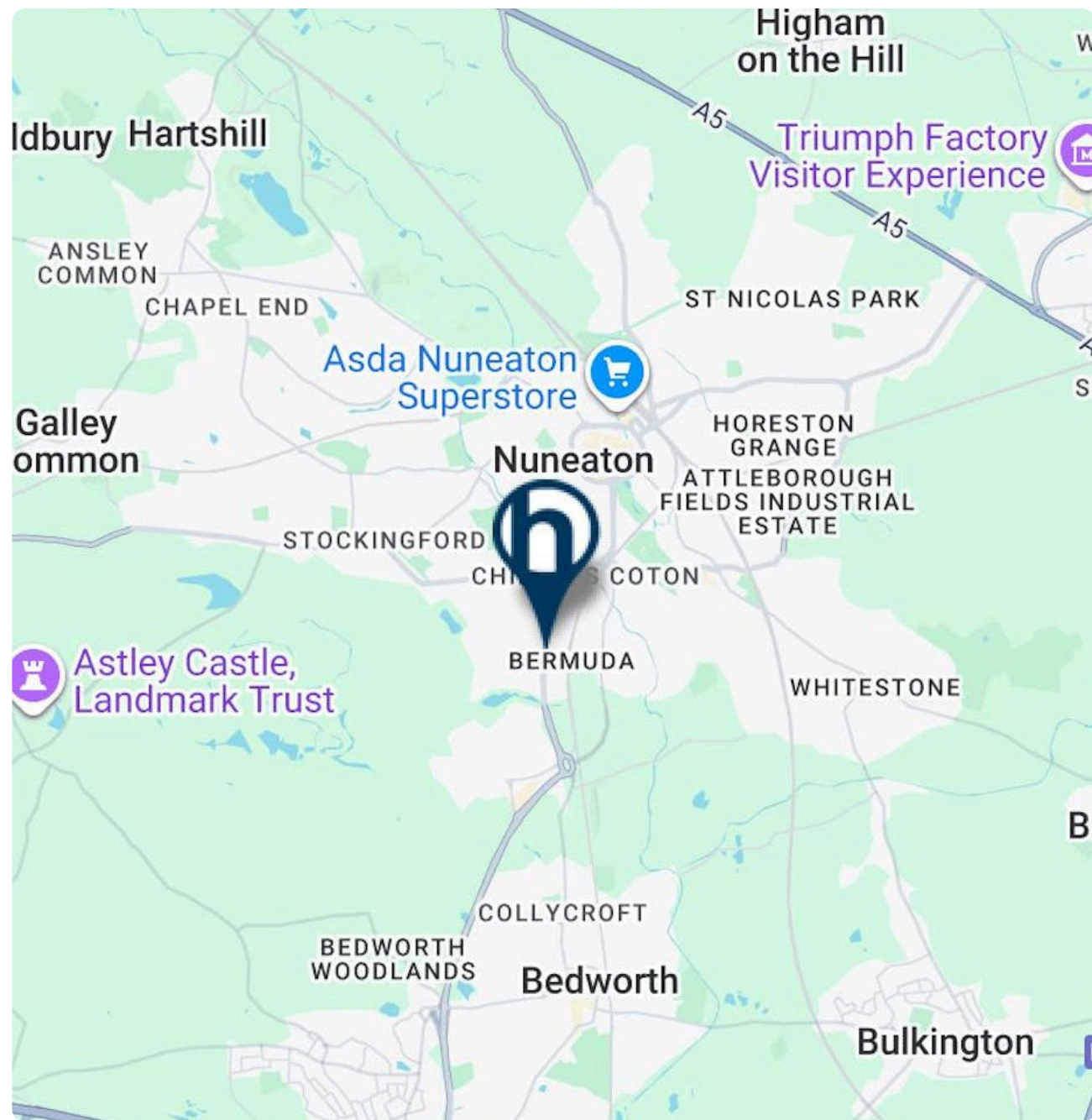
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Location

The town of Nuneaton lies approximately 8 miles north of Coventry and 4 miles to the south west of Hinckley. The town benefits from excellent communication links to J2 of the M69, some 5 miles away. The estate is positioned within Bermuda Park to the south of Nuneaton town centre off St George's Way and adjacent to the Bedworth bypass. Bermuda Park railway station is close by within walking distance on St George's Way, providing further accessibility locally.



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GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Warehouse	3,635	337.70	-	Available
Ground - Reception / WCs / Kitchen	516	47.94	-	Available
Ground - Office suite	212	19.70	-	Available
1st - Office suite	680	63.17	-	Available
Total	5,043	468.51		

TERMS

Available by way of a new lease on terms to be agreed.

RENT

£49,200 per annum

EPC

C (58)

VAT

Applicable

BUSINESS RATES

Rateable Value: £26,000

Rates Payable: £12,974 per annum

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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JOINT AGENTS

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