

**FOR SALE
NOW AVAILABLE**

M6



MODERN INDUSTRIAL UNIT

87,876 sq ft (8,163.90 sq m)

5 Dutton Road
Aldermans Green
Industrial Estate
Coventry
CV2 2LE

BROMWICH
ARDY
024 7630 8900
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Unit 5, Dutton Road
Aldermans Green Industrial Estate

**Up to 87,876 Sq Ft
available of industrial /
warehousing space**

The offices benefit
from suspended ceilings
with Cat II lighting



Key Features



Eaves height
7.3 m



8.62 m clear
internal heights



4 Dock Level
Loading Doors



6 ground level roller
shutter loading doors



Large site area
of 2.06 hectares



2 storey office
accommodation



Prime Midlands
industrial location



Secure flood lit yard
with entrance barrier



44 delineated car
parking spaces



Direct access to
the M6 and M69





Unit 5, Dutton Road
Aldermans Green Industrial Estate

A modern well specified industrial unit located on a long established industrial estate

Guide price

£6,500,000 excl

Six million and five hundred thousand pounds

DESCRIPTION

The subject property comprises a detached twin bay steel portal frame industrial unit constructed in 1990.

The elevations are a combination of brick and block work to circa 3m with steel profile clad sheeting above under a profiled sheet roof with circa 10% translucent roof lights. Internally the property benefits from a concrete screed floor, a mix of sodium spot lights and strip lighting, gas fired heaters and an eaves height of 7.3m (24') rising to 8.62 m (28'3") at the apex.

Office accommodation is provided at both ground and 1st floor level together with mezzanine storage to the front of the property. The offices benefit from solid floors, a mix of strip lighting and suspended ceilings with Cat II lighting and central heating. A portacabin is located beside the unit providing staff lockers and a breakout room.

Loading to the units is provided by way of 4 dock leveller loading doors to the front of the property and a further 6 ground level roller shutter loading doors to the side. The latter loading doors benefit from a canopy. Externally the property benefits from a secure yard with flood lights, CCTV and palisade fencing together with a security hut and barrier at the entrance.

Within the site there are a total of 44 delineated car parking spaces of which 8 are along the side of the property and the remaining 36 are located to the east of the property.

ACCOMMODATION

Description	Sq ft	Sq m
Ground Warehouse	75,291	6,994.6
Ground Office	2,507	232.9
1st Office	2,250	209.0
Mezzanine storage	7,828	727.2
Total (NIA)	87,876	8,163.9



Unit 5, Dutton Road
Aldermans Green Industrial Estate

The estate is situated in a prime Midlands industrial location with unparalleled access to the motorway network

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LEASE

The property is held on a ground lease from Coventry City Council for 125 years from 22 May 1989 at a peppercorn.

LOCATION

Coventry is located within the industrial heart of the West Midlands, approximately 24 km (15 miles) east of Birmingham and 144 km (90 miles) north of London.

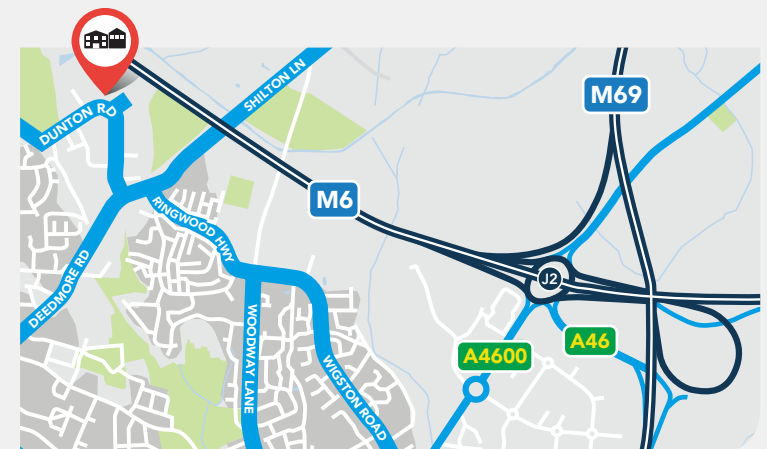
The city benefits from excellent road communications, providing direct access to the M6 and M69 motorways and access to the M40 and M42 motorways via the A46 and A45, Birmingham to Coventry trunk road, respectively.

Rail services are good with Coventry train station providing regular intercity links to London, Birmingham and Manchester, with the fastest journey time by train to London Euston of approximately 65 minutes.

Birmingham International airport is 20 minutes drive time to the west of Coventry, providing access to both domestic and international destinations.

Coventry has an urban population of approximately 303,000 (2001 census) and a population of some 900,000 within 20 km (12 miles) of the city centre.

The strategic location and excellent communication links have attracted numerous major national and international occupiers to Coventry such as Barclays, IBM, Capita, HSBC, National Grid Transco, Coventry Building Society and local government bodies. Industrial occupiers of note include Jaguar, Rolls Royce, Meggit, Unipart Group and Nastech.



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VAT

This property is registered for VAT (Value Added Tax).

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in this transaction.



TRAVEL DISTANCES



Motorways

M6 Junction 3	2.4 miles
M6 / M69 Junction 2	2.3 miles



Airports

Birmingham / NEC	14.4 miles
Coventry	6.9 miles



Train Stations

Coventry	4.9 miles
Birmingham New Street	24.4 miles
Birmingham International	14.4 miles

VIEWING

By appointment through the sole agent.



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