

TO LET

DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES

2 Gresham Road, NUNEATON CV10 7RQ



41,911 SQ FT (3893.63 SQ M) GIA

- Secure self contained site with 40m rear yard
- 9 dock level loading doors & further large door at tailgate height
- 3 phase power supply with a 600kVA rating
- 9m clear working height (11m eaves)
- Mainly comfort cooled two storey offices
- Excellent dual carriageway access to M6 (J3)

Location

The property is located on the sought after Bermuda Park Estate on the south side of Nuneaton, just 4 miles from J3 of the M6 by way of the A444 dual carriageway.

Access from J3 is afforded to the Midlands motorway network with the M69, M45, M1 and A14 to the east and the M42/M6 Toll road and Birmingham to the west. Coventry is 8 miles to the south and 18 miles to the north west.

Description

The property comprises a detached self contained building with a good 40m yard and self contained parking area.

The property itself is of steel frame with a trussed roof, having cavity brick and block walls and coated steel cladding to the elevations. It has a corrugated sheet roof with approximately 10% inset roof lights.

Set within the building is a two storey office area which is mainly comfort cooled.

Access to the site is by way of two entrances; one to the car park and the land level loading door, and the other to the main yard.

Accommodation

	sq m	sq ft
Ground Floor inc Ground Floor Offices	3723.53	40,080
First Floor Offices	170.10	1,831
TOTAL GIA:	3893.63	41,911

Rent

On application

Tenure

The property is available to let on a new Full Repairing & Insuring Lease for a term to be agreed (minimum 5 years).

Services

All mains services are connected to the property, including three phase electricity (which we understand has a 600kVA rating), gas, water and mains drainage.

Heating is via a mixture of gas fired warm air blowers to the factory/warehouse unit and domestic heating system to the office areas, most of which are comfort cooled.

Rateable Value

Rateable Value 2017: £188,000

VAT

All rents quoted are exclusive of VAT.

Energy Rating

D76. EPC available upon request.

Legal Fees

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

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
PETER HOLT

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