

**To Let**      **2,568 sq.ft** (239 sq.m)  
Newly Refurbished Industrial/Warehouse  
Unit with Offices and gated rear yard

Unit 7B Brindley Road South, Bayton Road Industrial Estate, Coventry, Warwickshire, CV7 9EP



## Accommodation

Newly refurbished industrial/warehouse unit with 2 first floor offices.

Semi detached, constructed in 1970s

UPVC double glazed windows

The warehouse is heated by way of a gas fired heater, the offices have central heating provided by a combi boiler.

Kitchen facilities with access from main warehouse

Two WCs

Gated side access to rear parking and storage area

The gross floor area including the first floor offices is 2,568 sq.ft (238.57 sq.m)

## Location

The property is located within the popular and well established Bayton Road Industrial Estate situated to the north east of Coventry. The estate lies approximately 6 miles from Coventry city centre and just over 6 miles from Nuneaton town centre. The estate is less than 2 miles from Junction 3 of the M6 which is at the centre of the region's motorway network.

**There is a shared right of way with the neighbouring unit for rear yard access.**

SAT NAV: CV7 9EP



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**ehB**  
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For viewing arrangements, contact:

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## Tenure

Full repairing and insuring  
lease of minimum 3 year term.

## Services

Mains services from gas,  
electric water and  
drainage are connected.

## EPC TBC

## Planning

Class E (Formally B2 and B8)

## Rent

**£18,500 per annum**

## VAT

VAT is applicable to all  
payments.

## Rates

The rateable value for the  
current year is £13,750. Some  
small business rates relief may  
be available, subject to  
occupiers status.

## Legal Costs

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

## Service Charge

TBC

