TO LET (May Sell)
MODERN FACTORY WAREHOUSE WITH OFFICES
53,579 sq ft (4,978 sq m)

- Large yard
- Extensive car parking
- Highly prominent location
- Excellent access to A45/M6/M42
- B1, B2 & B8 uses
- 8m eaves

Located on an established Business Park with numerous on site facilities
LOCATION
The property is situated on the corner of Herald Avenue and Dolomite Avenue holding a highly prominent position on the B4101, which is one of the main trunk roads from the A45 into Coventry City Centre.

Coventry Business Park, 2 miles west of Coventry City Centre is accessed immediately off the A45 dual carriageway which gives excellent access to Birmingham, the A46, M45, M42, M40, M6 and M6 Toll.

Canley railway station is some three minutes walk from the property and there are also excellent bus routes to Coventry Business Park.

DESCRIPTION
The premises provide a modern, production/warehouse premises incorporating office accommodation. The premises provide the following specification:

- Steel portal frame
- Kingspan flat panel cladding
- Internal blockwork to 2.5 metres
- 8m eaves
- Prominent position
- Attractive brickwork and feature glazing to reception areas
- Roof of profile plastic coated steel cladding with 12% inset roof lights
- Three ground level access doors
- Extensive concreted yard area
- Two separate, two storey office / amenity blocks
- Substantial car parking areas laid to block paviour

AMENITIES
Local amenities are nearby including: McDonalds, Greggs, Subway, KFC, Sainsbury’s and Village Hotel, Gym, Spa and Pub.
SERVICES
We understand mains gas, three phase electricity, water and drainage are all connected to the property.

RATEABLE VALUE
To be assessed.
Prospective occupiers are recommended to make their own enquiries to confirm the precise rates liability with the Local Authority.

RENT/PRICE
Upon application.

SERVICE CHARGE
There will be service charge levied for the upkeep, management and security of the Business Park.

LEASE TERM
A new Full Repairing and Insuring Lease is available for a term to be agreed.

VAT
All prices quoted are exclusive of VAT.

LEGAL COSTS
Each party to bear their own legal costs incurred in the preparation of documentation.

EPC
EPC rating of C74
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VIEWING
For more information or to arrange a viewing contact:

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SAT NAV: CV5 6UB