

TO LET

WAREHOUSE/INDUSTRIAL PREMISES WITH OFFICES AND EXTENSIVE YARD

UNIT P2 CAVANS WAY, BINLEY INDUSTRIAL ESTATE, COVENTRY CV3 2SF



12,527 SQ FT (1,164 SQ M) GIA ON APPROX 0.73 ACRES

- Excellent access to the M6, M69 and A46
- Rare opportunity to let accommodation comprising self-contained warehousing, workshop and office accommodation
- Sitting on 0.73 acres including c. 0.46 acres of concrete surfaced yard
- Secure site on the popular Binley Industrial Estate

Location

The property is located approximately 4 miles to the east of Coventry City Centre in the suburb of Binley. The area is made up of a variety of uses including offices at Binley Business Park, various retail outlets and on the subject estate, a range of industrial accommodation. Local occupiers on the estate include Hermes, AO, Dulux and Bartlett Haulage.

Situated on the edge of the city the property offers excellent links to the regional and national road networks including the M6, M69 and M1 via the Coventry Eastern Bypass located just to the east of the property.

Specifically the property is located on Cavans Way leading from Herald Way, the main road through the estate.

Description

The site as whole comprises an open secure yard with buildings which include a selection of workshops, warehousing and three floors of offices. The respective buildings sit on a site that extends to approximately 0.73 acres and provides a roughly rectangular plot, of which c. 0.46 acres is usable surfaced yard.

The industrial accommodation is largely of steel portal frame construction with insulated profile metal cladding to the walls and roofs. Each respective area of the property is well served by a selection of roller shutter access doors along with gas blower heating, translucent roof lighting and fluorescent down lighting. The warehouse section of the property benefits from a haunch height of 4.15m. The workshop accommodation provides a working height of 3.5m.

To the front of the site is a brick built three storey office building. Internally the space is divided using a number of stud partitions and as a result provides a mixture of small, medium and larger offices along with ancillary staff facilities.

The site benefits from all mains services.

Accommodation (GIA)

From our inspection and measurements we understand the units have the following Gross Internal Area:

	sq m	sq ft
Main Warehouse	592.35	6,376
Workshops	318.24	3,426
Office Ground, 1st & 2nd Floors	254.09	2,735
Site Total	1164.73	12,537

Approximate site area 0.73 acres.

Rent/Tenure

£84,500 per annum.

Occupation is available by way of a new lease for a term of years to be agreed.

Energy Performance Certificate

The property benefits from an Energy Rating of D93. EPC available on request.

Business Rates

According to the Valuation Office Agency we understand the property has the following Rateable Value:

Warehouse and premises £51,000

Legal Costs

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

VAT

Holt Commercial understand that VAT will not be payable on the rent

Viewing

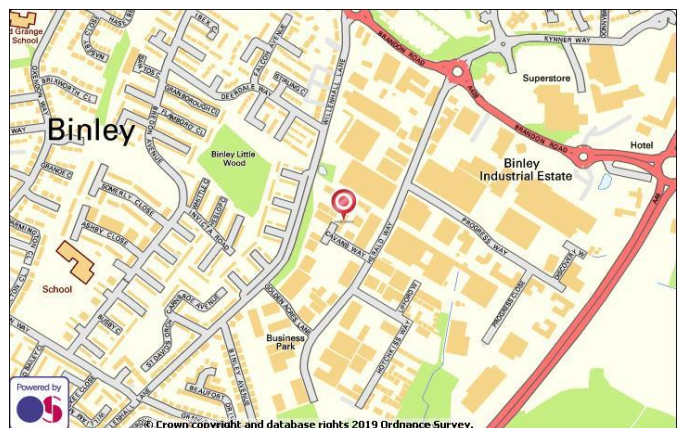
Strictly by appointment only with the sole agent:

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