

EXHALL
CV7 9NN



**READY FOR OCCUPATION
SEPTEMBER 2020**

TO LET / MAY SELL
**NEW BUILD
MANUFACTURING/
DISTRIBUTION UNIT**
27,180 sq ft (2,525 sq m)

FIRST FLOOR OFFICES • TWO LOADING DOORS
SELF CONTAINED • CLOSE J3 M6 AND A444



Indicative illustration

LOCATION

This new build quality development is situated close to the junction of School Lane and Coventry Road, Exhall in a popular manufacturing and distribution location.

J3 M6 is close by as is the A444 giving direct access to Coventry and Nuneaton.

KEY FEATURES

- 8m minimum working height
- Two rear loading doors
- Rear secure loading yard
- Ample secure car parking
- Self contained unit
- First floor offices
- Ground floor core, DDA WC and undercroft
- All mains services including gas and 140 Kva power (250 Kva potential)
- Industrial and distribution use (leisure possible)

ACCOMMODATION

	sq ft	sq m
First Floor Office	1,970	183
Ground Floor Core and Undercroft	1,970	183
Production/Storage	23,023	2,139
Total	26,963	2,504

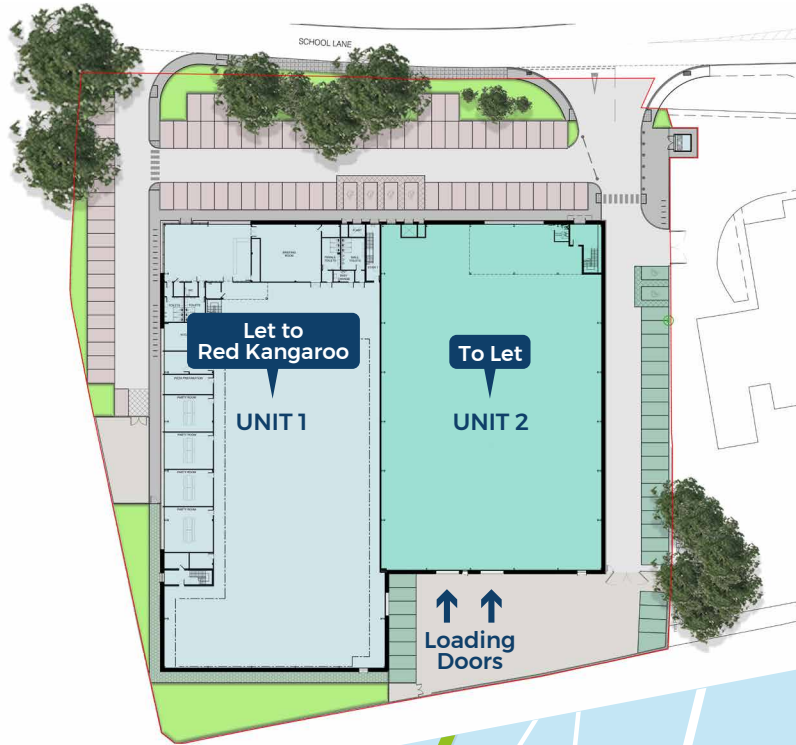
TENURE

To let at a rent of £215,000 per annum exclusive. Consideration given to a sale - quoting price from the joint agents.

Freehold available subject to negotiation.

VAT

Payable.



VIEWING

Strictly by appointment with the joint agents



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