

For Lease

Storage



Barn Close

Balsall Street, Balsall Common, Coventry CV7 7AQ

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

1,800 - 2,880 Sq Ft
£10,800 - £17,280 Per Annum

Key Features

- Attractive Farm Setting
- Rural Location
- Hard surface units
- Good links to A452 leading to the A45 and M42
- Berkswell train station is just six minutes away



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Location

Approximately 2 miles from Barn Close, the A452 offers direct access to both the A45 and M42 motorway. The A45 connects Coventry to Birmingham, while the M42 provides links to the M6, M5, and M40 motorways, making travel to the rest of the UK convenient. Berkswell Train Station is 6 minutes away, providing direct routes to Birmingham and London.

Description

The ten available units are ex-farm buildings suitable for storage / warehouse purposes. The units range from 1,800 to 2,880 square foot. Some of the units have potential for refrigeration.

Accommodation

Area	Sq Ft	Sq M
Unit 3	2,880	267.55
Unit 8	1,800	167.22
Unit 9	2,135	198.34
Unit 11	648	60.2
Total	2,880	267.55

Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

EPC

Available upon request.



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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include.

Corporate structure and ownership details;
Identification and verification of ultimate beneficial owners;
Satisfactory proof of the source of funds for the

Buyers/ funders/lessee

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

Contact us with any queries about the property or to book a viewing

02476 308 900

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mark.booth@bromwichhardy.com



Charlie Glover

Contact us with any queries about the property or to book a viewing

024 7630 8900

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