

For Lease

Warehouse



# Unit 3 Buckingham Close

Bermuda Industrial Estate, Nuneaton CV10 7JT

**BROMWICH**  
**ARDY**

024 7630 8900

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📦 5,045 Sq Ft  
£ £48,013 Per Annum

## Key Features

- ▶ 5m eaves height
- ▶ 4.6m electric roller shutter
- ▶ Office space
- ▶ Excellent midlands location
- ▶ 3 miles from M6 J3



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## Location

The town of Nuneaton lies approximately 8 miles north of Coventry and 4 miles to the south west of Hinckley. The town benefits from excellent communication links to J2 of the M69, some 5 miles away and is only 3 miles from J2 of the M6 via the A5 and A444 respectively. The estate is positioned within Bermuda Park to the south of Nuneaton town centre off St George's Way and adjacent to the Bedworth bypass. Bermuda Park railway station is close by within walking distance on St George's Way, providing further accessibility locally.

## Description

Unit 3 comprises a mid-terrace warehouse unit of steel portal frame construction. The warehouse benefits from three phase power, LED lighting, gas blower heater and a 4.6m electric roller shutter door. There is a working height of 5m and maximum height of 7.4m. To the front of the property are two storeys of office space, again fitted with LED lighting and gas central heating, accompanied by 4 WCs and kitchen facilities. There is ample parking and yard space to the front of the building.



## Accommodation

Area	Sq Ft	Sq M
Warehouse	3,640	338.16
Ground floor office	192	17.84
Reception / kitchen / WCs	532	49.42
First floor office	681	63.26
<b>Total</b>	<b>5,045</b>	<b>468.68</b>

## Business Rates

Rateable value: £26,250. Rates payable: £13,098.75 pa.

## Tenure

Available by way of a new lease on terms to be agreed.

## EPC

C65

## VAT

This property is registered for VAT (Value Added Tax).

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### Service Charge

There is an estate service charge payable. The figure for the current year is £1,435.27.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with Bromwich Hardy.



### Mark Booth

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

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### Marie Farrell

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