

For Lease

Warehouse



Units 9-10 Buckingham Close

Bermuda Industrial Estate, Nuneaton CV10 7JT

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

9,807 Sq Ft
£89,000 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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02476 308900



office@bromwichhardy.com

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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 9-10 is an end of terrace warehouse unit, constructed in brick and blockwork around a steel portal frame, with higher level insulated cladding. The warehouse benefits from two gas blower heaters, three phase power distributed to warehouse perimeter power points, high bay lighting and electric roller shutter door 3.45 (w) x 4.6 (h). Eaves height 5m and maximum height 7.4m. There are two partitioned offices within the warehouse. At the front of the building there is a ground floor reception office, with partitioned offices at first floor. The offices have gas central heating and LED lighting. There are male, female and disabled WC facilities and a kitchen, plus a yard and ample parking.

Accommodation

Area	Sq Ft	Sq M
Warehouse	6,712	623.54
Warehouse offices	488	45.34
Reception office	275	25.55
WCs & kitchen	912	84.72
First Floor offices	1,420	131.92
Total	9,807	911.07

Business Rates

Rateable value: £38,250. Rates payable: £19,086.75 pa.

Tenure

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

EPC

E112

VAT

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

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of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

There is an estate service charge payable. The figure for the current year is £2,784.33 + VAT.

Legal Costs

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

Viewing

Strictly by appointment with Bromwich Hardy or our joint agent Holt Commercial.



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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