

For Lease

Distribution Warehouse

A46

Unit 9 Progress Way

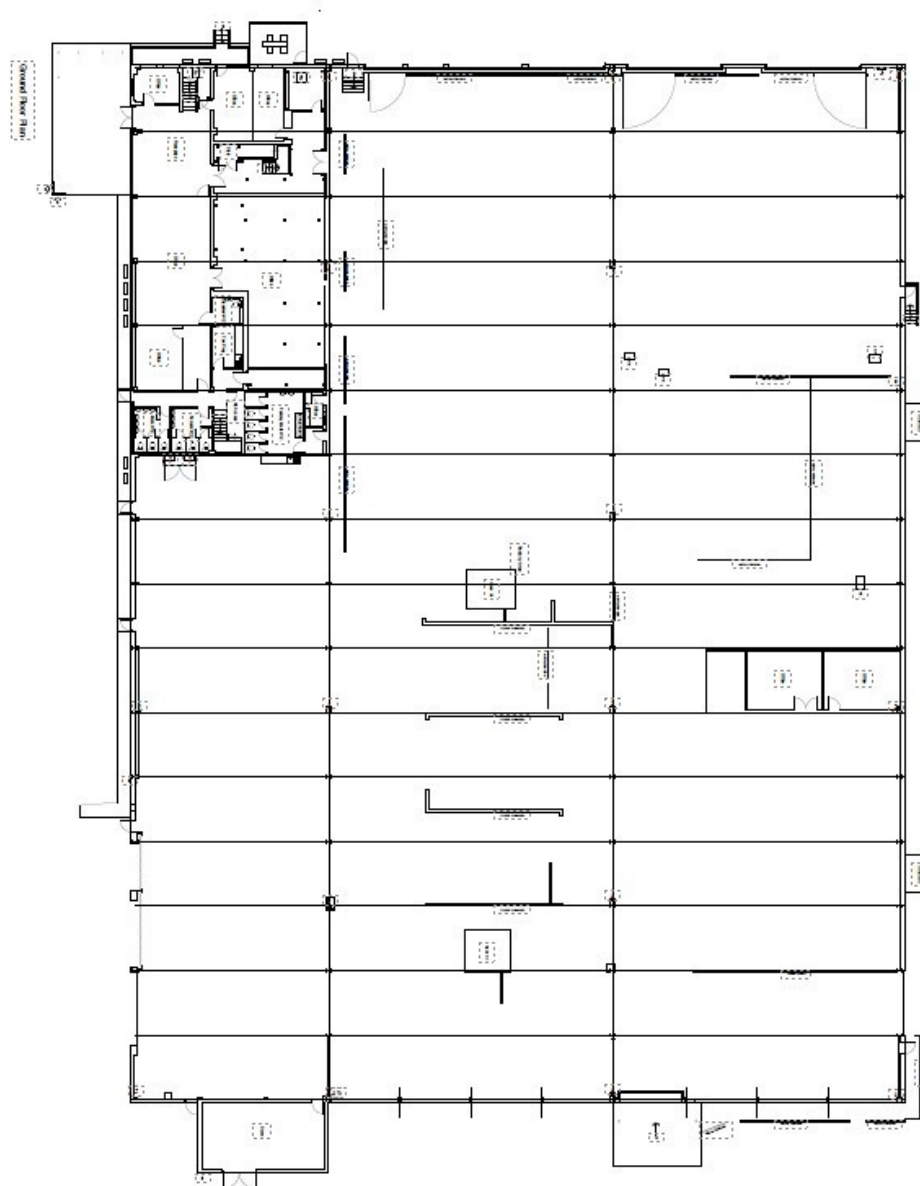
Binley Industrial Estate, Coventry, CV3 2NT

BROMWICH
ARDY
024 7630 8900
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📦 53,950 Sq Ft
£ On Application

Key Features

- Self-contained fully fenced facility
- High Bay Distribution facility
- Good road network connections
- Ample Loading and parking
- Ground and First Floor Offices
- One-way System on site
- Subject to Full Refurbishment & Vacant Possession



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Location

Binley Industrial Estate is situated three miles east of Coventry city centre. Access to Rugby can be gained by taking the A428 westwards. The nearby A46 connects to J2 of the M6/M69 intersection to the north, as well as Coventry Airport and the M40 motorway to the south.

Description

- Description
- 6 dock-level doors ranging from W2.9m-7.5m by H3.8m
- 8 level doors ranging from W3.65m-5.64m by H4.98m
- 6m eaves to the base of the haunches and 7.5m to the apex on all 3 bays
- LED lighting throughout
- Ample car parking and yard space
- Office
- Main reception with male and female toilets
- Ground and First-floor offices
- Kitchen/tea prep area

Planning
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Accommodation

Area	Sq Ft	Sq M
GF Warehouse	47,558	4,418.14
GF Office & Ancillary Areas	4,078	378.85
First Floor	2,314	214.97
Total	53,950	5,011.96

Business Rates

Current Rateable Value: £285,000
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/8548388000>

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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The property is not registered for VAT (VAT plus
amount paid)

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.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

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

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