

For Lease

Light Industrial



68 Bayton Road

Exhall, Coventry, CV7 9EJ

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 2,063 - 7,635 Sq Ft
£ £18,500 - £68,715 Per Annum

Key Features

- Unique prominent corner plot on main arterial route
- Popular and well-established industrial estate
- Option for units to be independent or linked
- Substantial parking to the front and sides with lawned frontage
- Excellent motorway access to Junction 3 of the M6
- Can be used for industrial or warehouse use subject to planning
- Prime freehold corner site



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02476 308900



office@bromwichhardy.com

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Location

The property is situated within the popular and well established Bayton Road Industrial Estate. The site is located less than half a mile to the north of Junction 3 of the M6 motorway, therefore facilitating easy access to the midlands and national motorway network with the M69, M45 and M1 to the east, and the M42, M6 and Birmingham to the west and Coventry is 4 miles to the south.

Description

The unit complex consists of steel portal-framed structures with brick elevations and a pitched roof. There are 3 units Available for lease, either individually or jointly. The workshops benefit from large amounts of natural light and steel roller shutter doors at the rear, leading to a reinforced concrete loading area. Unit 6 has roller shutter access at both the front and rear. The units are located in a highly visible corner position at the intersection of Bayton Road and Telford Road, with designated parking for more than 35 vehicles.

Accommodation

Area	Sq Ft	Sq M
Unit 3	2,063	191.65
Unit 4	2,108	195.83
Unit 6	3,464	321.81
Total	7,635	709.29

EPC

Available upon request.

VAT

The property is not VAT registered

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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.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

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

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



Rob Lord

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

02476 308 900

07385 663 147

rob.lord@bromwichhardy.com



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