

MODERN INDUSTRIAL / WAREHOUSE FACILITY

13,110 sq ft - 74,585 sq ft
1,218.00 sq m - 6,929.24 sq m

Units 1 to 5

Units 6 to 8

Units 9 to 10

UNITS 1 - 10

Available as a Whole or in 3 Parts

CENTURY PARK, BALLIN ROAD, NUNEATON CV10 9GA

KEY FEATURES



Eaves
height 8m



Private gated
road access



Two
Secure
Yards



Units
can be
combined



Ample
parking



5 miles
M6 (jct 3)



Multiple
loading
doors

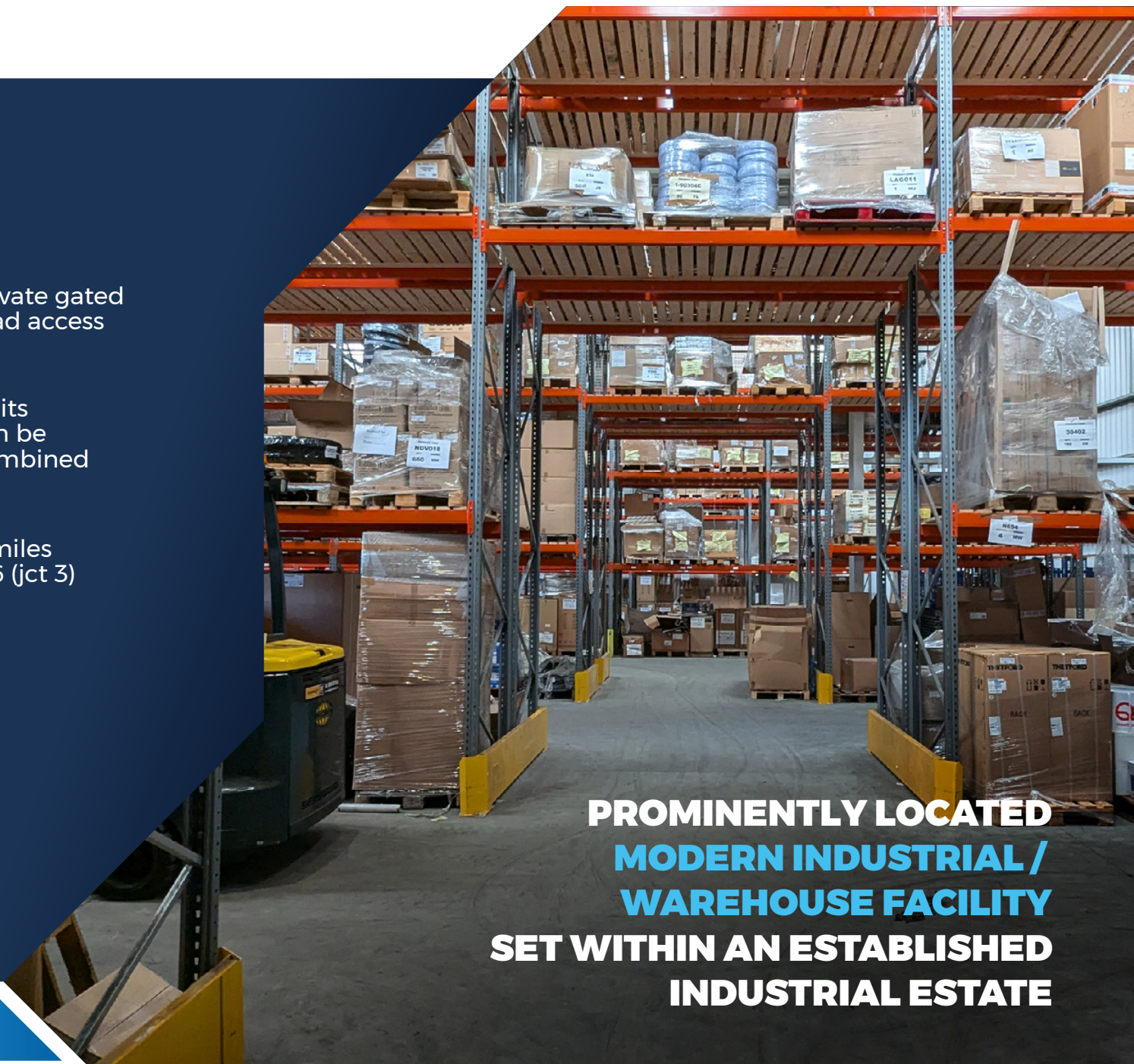
PLANNING

Planning Consent has been granted
for Covered Yard (Units 6-10)

AVAILABLE NOW

or potentially sooner by negotiation

**PROMINENTLY LOCATED
MODERN INDUSTRIAL /
WAREHOUSE FACILITY
SET WITHIN AN ESTABLISHED
INDUSTRIAL ESTATE**



SITUATION

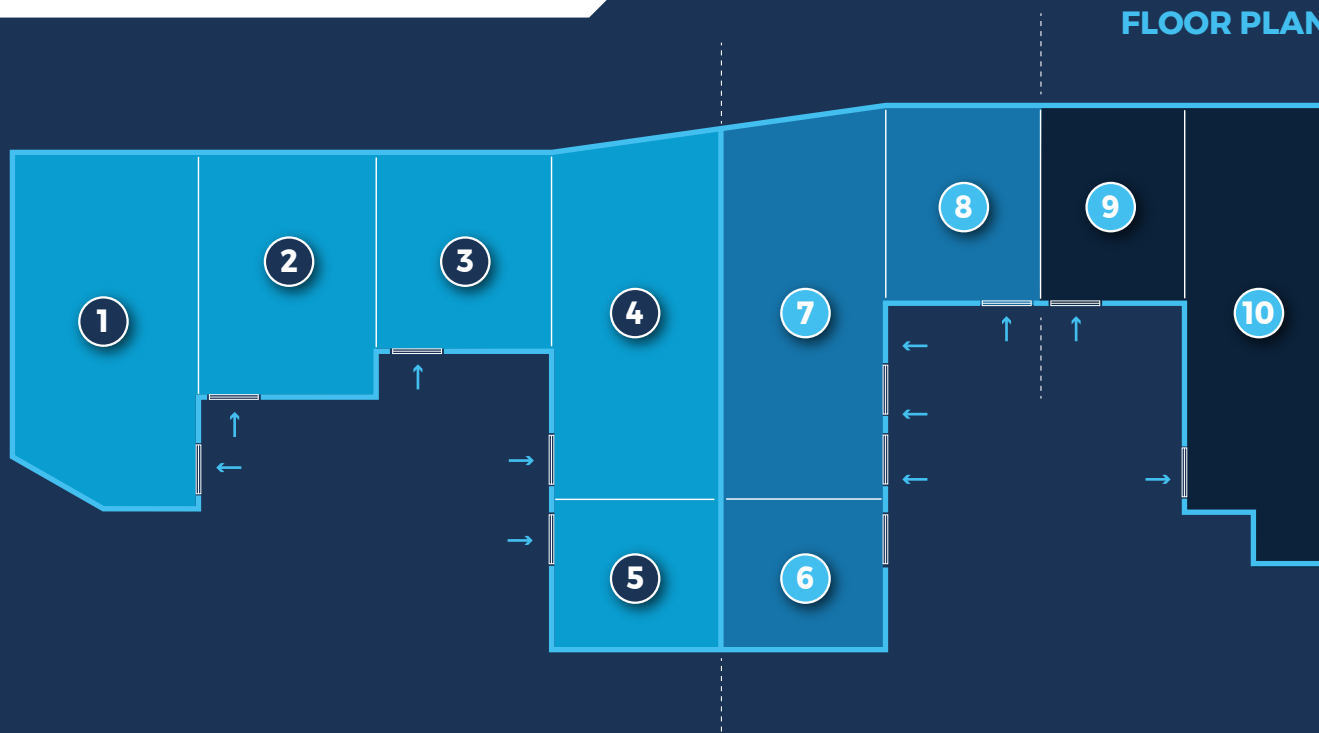
The property is located within an established Industrial Estate in a prominent position approximately one and a half miles west of Nuneaton town centre. The main road access is via Tuttle Hill (B4114) and Arrow Road, providing good links to the motorway network. The M6 Motorway at Junction 3 is approximately 5 miles distant with access via the A444.

DESCRIPTION

The purpose-built property, which has been extended to meet the needs of the original tenant, is well presented and finished to a good specification with eaves heights of approximately 8m.

The current configuration is two connected courtyard layouts with multiple loading doors offering great flexibility, duplicate two storey office and separate services to Units 1-5, 6-8 and 9-10. Mezzanine storage in Unit 9 will be removed if not required.

Suitable for industrial / warehouse use as well as a trade counter.



TENURE

Availability now.

New lease of the whole for a term of 10 years or longer with rent reviews every 5 years, or alternatively on the basis of a letting to two, or three occupiers. Leases to be on Tenants Full Repairing and Insuring Terms.

A sale of the freehold may also be considered.

ACCOMMODATION

Description	Sq ft	Sq m
Units 1-5		
Warehouse	29,821	2,770.46
Offices	4,562	423.82
Units 6-8		
Warehouse	14,234	1,322.40
Offices	4,562	423.82
Units 9-10		
Warehouse	13,110	1,218.00
2 Storey Mezzanine	8,296	770.72
Total	74,585	6,929.24

Available as a Whole or in 3 Parts



AVAILABLE NOW

or potentially sooner by negotiation

SERVICES

All mains services are available. Gas is not connected, but is available by negotiation. There is air conditioning in the offices and electric heating in the warehouse areas.

SERVICE CHARGE

There is a Service Charge to cover site maintenance and other costs.

EPC

UNIT 1-8 Rating C71

UNIT 9-10 Rating C67

Both ratings are satisfactory.

RATEABLE VALUE

The property has a rateable value of £285,000 in the 2023 Rating List. Revised assessments will be needed if the property is divided.

LEGAL COSTS

Both parties to pay their own legal costs in this transaction.

VAT

This property is registered for V.A.T

DATA ROOM

<https://shortifyme.co/Mn7VG> [Click Here...](#)



VIEWING

Strictly by appointment through the joint agents.



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