

For Lease

Land

# Part Of Plot 1 & 2 Oxford Road

Ryton On Dunsmore, Coventry, CV8 3EJ

**BROMWICH**  
**HARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

1.08 - 1.18 Acres  
£94,480 - £108,500 Per Annum

## Key Features

- Two site options available.
- Two-storey office building included.
- Near to the A45 & A46
- Major Distribution Location
- Near Coventry Airport
- Gated premises with security
- Available February 2025



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02476 308900



office@bromwichhardy.com

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## Location

The site is located on A423 Oxford Road, Ryton on-Dunsmore to the south of Prologis Park Ryton, one of the premier industrial estates in the West Midlands which is home to occupiers such as Jaguar Land Rover, UK Mail, DHL and Pantos Logistics. The site is located in close proximity to the A45 and A46 from where there is fast access to J2 of the M6, J1 of the M69 together with J17 of the M1 and J15 of the M40.

## Description

Open land storage is available on a secure site with full hardstanding suitable for forklifts. The site offers 24/7 Security and fencing for the land. The site offers easy access for trucks and is ideal for logistics. Two options are currently available:

Option 1:

Includes a two-storey office building with c1.085 Acres of premium handstand land.

Option 2:

Includes a two-storey office building and includes two partial sites adjacent to each other comprising of 1.181 Acres of a mixture of hardcore/crushed rock site

Hours of operation are strictly between the hours of 7:00 & 7:00 pm only.

## Accommodation

Area	Acres	Hectares
Option 1	1.08	0.44
Option 2	1.18	0.48
<b>Total</b>	<b>1.18</b>	<b>0.48</b>

## Tenure

Available via Sublease agreement with Superior Landlords Consent.

## EPC

Not Applicable

## VAT

The property is not registered for VAT (Value Added Tax).

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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

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