

For Lease

Land

Part Of Plot 1 & 2 Oxford Road

Ryton On Dunsmore, Coventry, CV8 3EJ

BROMWICH
ARDY

024 7630 8900

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



Part Of Plot 1 & 2 Oxford Road, Ryton On
Dunsmore, Coventry, CV8 3EJ



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
Total	1.18	0.48

Tenure

Available via Sublease agreement with Superior Landlords Consent.

EPC

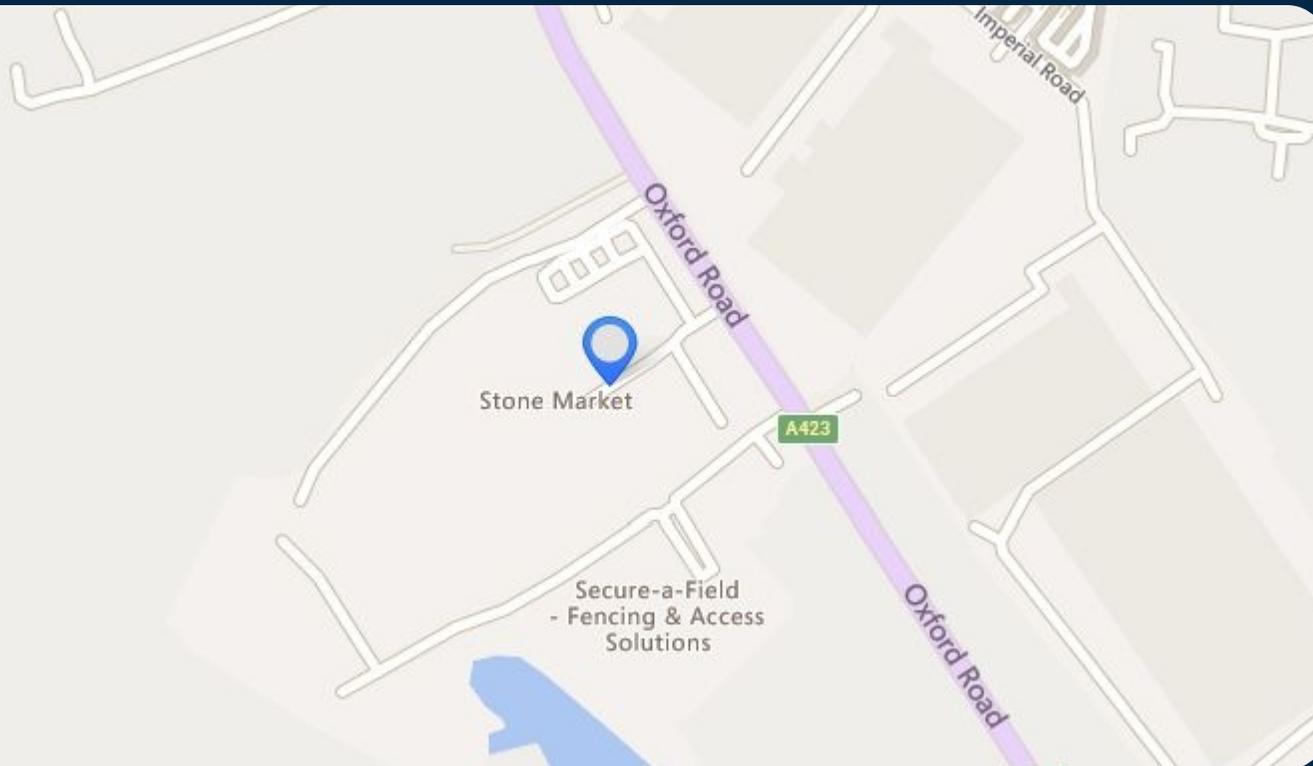
Not Applicable

VAT

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

**Part Of Plot 1 & 2 Oxford Road, Ryton On
Dunsmore, Coventry, CV8 3EJ**

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

Further information available upon request.

Viewing

Strictly by appointment with the agent Bromwich Hardy.

Legal Costs

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



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

Part Of Plot 1 & 2 Oxford Road, Ryton On Dunsmore, Coventry, CV8 3EJ



02476 308900

office@bromwichhardy.com

www.bromwichhardy.com