

TO LET

HIGH QUALITY WAREHOUSE UNIT



6,719 sq ft
(624.21 sq m)

Unit 2
Centrovell Industrial Estate
Caldwell Road, Nuneaton, CV11 4NG

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

HIGH QUALITY END OF TERRACE WAREHOUSE UNIT 8 MINUTES FROM M6

KEY FEATURES



Clear internal
height 5.62m



Internal Eaves
height 6.33m



Electric Roller Shutter



Excellent Parking



DESCRIPTION

Unit 2 comprises a high quality, end terrace warehouse. To the right of the building is the main pedestrian entrance, into two storey office accommodation. The unit is of steel portal frame construction, benefits from a large shared yard and provides excellent parking provision.

LOCATION

Centrovell Industrial Estate is strategically located on the southern outskirts of Nuneaton, less than half a mile from the A444 which links directly to Coventry. Junction 3 of the M6 motorway can be reached in under 10 minutes, providing connections across the country. Nuneaton town centre is less than a mile to the north.



ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor Warehouse	5,441	505.5
Ground Floor Office	639	59.33
First Floor Office	639	59.33
Total (GIA)	6,719	624.21

TENURE

The property is available on a lease to be agreed.

SERVICE CHARGE

Further information available upon request.

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CENTROVELL INDUSTRIAL ESTATE IS STRATEGICALLY LOCATED ON THE SOUTHERN OUTSKIRTS OF NUNEATON

VIEWING

By appointment through the sole agent.



Tom Bromwich

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Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. April 2025

BUSINESS RATES

Rateable value: **£36,750**

EPC

To be confirmed.

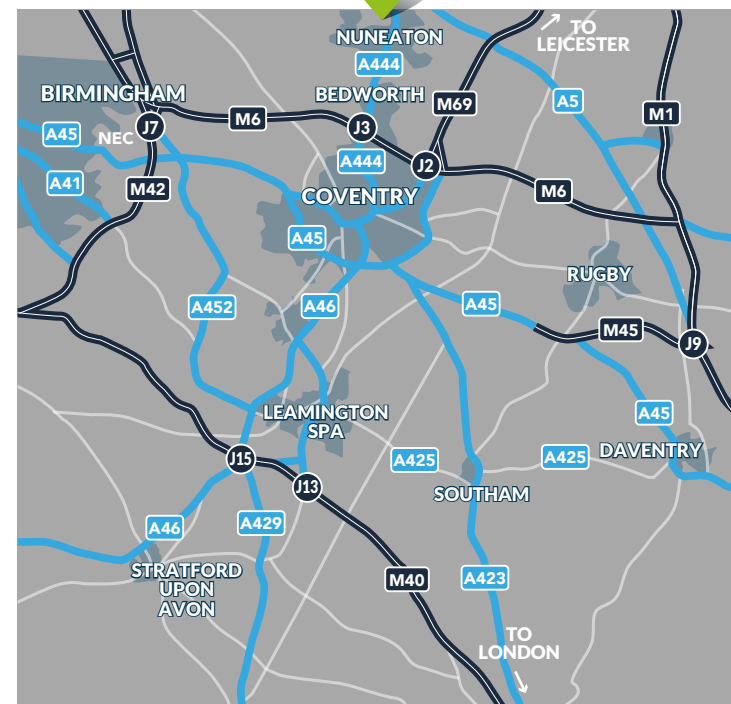
VAT

This property is registered for VAT
(Value Added Tax).

LEGAL COSTS

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

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Units 2

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skills
coins
couch

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