

FOR SALE

**EXTENSIVELY REFURBISHED AND REMODELLED
WORKSHOP / WAREHOUSE UNIT**

**5 BRINDLEY ROAD NORTH
EXHALL
COVENTRY
CV7 9EP**



- Gross Internal Floor Area 506 sq. m / 5,447 sq. ft
- Detached building with good forecourt parking
- Substantially renovated including extension, new roof and services

FREEHOLD: OFFERS BASED UPON £325,000

Viewing: Strictly by prior arrangement with Reeves & Partners

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

LOCATION

The property stands within the popular Bayton Road Industrial Estate situated to the north east of Coventry, approximately 6 miles north of Coventry city centre and 6 miles south of Nuneaton town centre. Motorway access to the estate is excellent being within 1.5 miles of junction 3 of the M6 and providing first class access to the region's motorway network.

DESCRIPTION

A detached industrial workshop / warehouse unit of brick and blockwork with insulated upper cladding and a new fully insulated pitched profile metal roof. The building has been subject to comprehensive refurbishment, extension and remodelling within recent years and is very well presented throughout. Access from the concrete surface forecourt area via high roller shutter door with external screen. Eaves height is 5.17 metres within the original unit and 4.62 metres within the mono pitched rear extension, reducing to 3.59 metres. The unit is principally open plan internally but incorporates a blockwork area with stores, compressor room, toilets with mezzanine floor over providing spacious staff area with kitchen fittings and Veisman gas fired boiler.

ACCOMMODATION

			Sq. m	Sq. ft
Ground floor	Max depth 22.07	Width 20.95	462.36	4977.3
Staff room, kitchen at mezzanine level	3.65	11.94	43.68	470.2
TOTAL			506.04	5447.5

SERVICES

All mains services are connected, overhead Powermatic gas heater within the workshop, gas boiler serving the ancillary accommodation.

RATING ASSESSMENT

The Valuation Agency website indicates a rateable value as at the 1 April 2017 of £23,250.

ENERGY PERFORMANCE CERTIFICATE

D – 96

TENURE

Freehold.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior arrangement through Reeves & Partners.



