

For Sale

Warehouse



**BROMWICH**  
**ARDY**

024 7630 8900

[www.bromwichhardy.com](http://www.bromwichhardy.com)

# 6a 6b & 6c Princes Drive

Kenilworth CV8 2FD

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📦 13,696 Sq Ft

£ £1,000,000 for the Freehold

## Key Features

- ▶ Kenilworth's premier industrial estate
- ▶ Good links to A46 and on to the M6 & M40
- ▶ Fenced / gated yard area



6a 6b & 6c Princes Drive, Kenilworth, CV8 2FD



## Location

The units are situated on the established Princes Drive Industrial Estate located off the Coventry Road heading north east out of Kenilworth towards Coventry on the A429.

## Description

Units 6a / 6b comprise a two-bay unit of steel portal frame construction surmounted by an overlaid metal sheet roof with skylights, external brick and internal full height painted brick / block work walls. The units have a concrete floor, the two units are internally linked and offer ground floor warehouse, lower ground staff canteen and WCs, and mezzanine offices with a further kitchen and WC facilities. Access to the unit is via either a glazed double entrance door to Unit 6b - Bay 2 or an electrically operated roller shutter door [3.7m / 12 ft wide and 4.2m / 13 ft 6" high approx] to Unit 6a - Bay 1. There is forecourt car parking to 6b and a large fully fenced yard to 6a - 4 car spaces on the forecourt parking spaces outside 6b [Bay 2] are allocated to Unit 6c next door.

Services: The property benefits from mains water, drainage, electricity [incl 3 phase] and telecoms. Each bay has an oil-fired warm air blower unit. There is a separate oil fired boiler providing heating and hot water for the offices. Lighting is provided throughout the warehouse and offices. None of the services in the property have been tested and an ingoing occupier must satisfy themselves as to the suitability for their own purposes. No warranty is given in this regard.

## Accommodation

Area	Sq Ft	Sq M
6a	5,186	481.78
6b	5,378	499.62
Mezzanine Storage	584	54.25
Offices	600	55.74
Kitchen	275	25.55
Stair well	87	8.08
6c	1,586	147.34
<b>Total</b>	<b>13,696</b>	<b>1,272.36</b>

## Tenure

Offers over £1,0m + VAT. A sale would also include the adjoining Unit 6c - a single storey office building offering 1,586sqft / 147sqm and which currently let to The London & North West Railway Society on a lease running to 30 September 2031 at a current rent of £5,000pa excl. Further details are available upon application.

## EPC

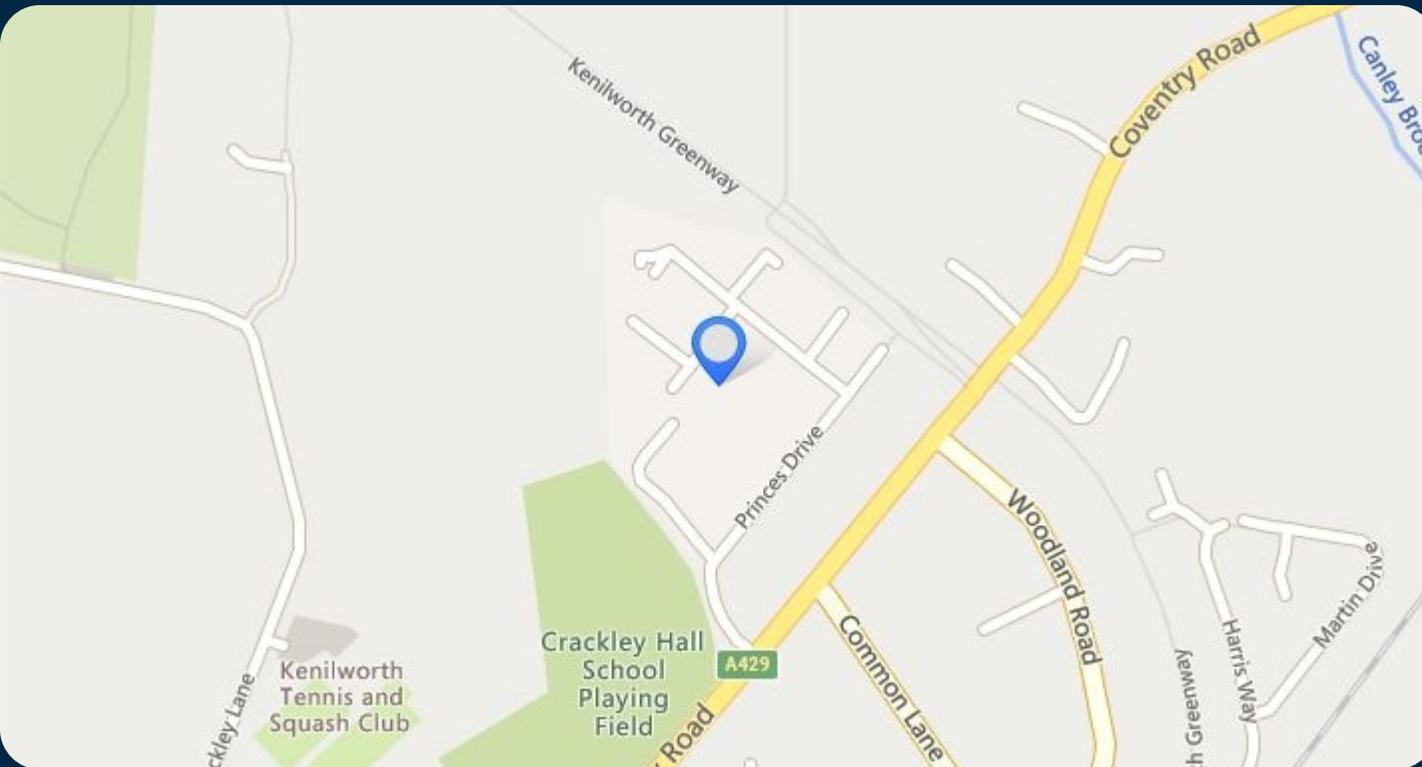
D98. Further details are available upon application.

## VAT

VAT will be payable on the rental and any service charge.

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



### Legal Costs

The incoming tenant is to make a contribution of £500 + VAT towards the landlord's legal costs.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Mark Booth

Contact us with any queries about the property or to book a viewing

02476 308 900  
07497 150 632  
mark.booth@bromwichhardy.com



#### Charles Smith

Contact us with any queries about the property or to book a viewing

02476 308 900  
07801 869 867  
charles.smith@bromwichhardy.com

Please note that Charles is a trustee of the landlord

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