

For Lease

Storage



BROMWICH  
ARDY  
024 7630 8900  
www.bromwichhardy.com

## Barn Close

Balsall Street, Balsall Common, Coventry CV7 7AQ

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1,800 - 2,880 Sq Ft

£10,800 - £17,280 Per Annum

## Key Features

- Attractive Farm Setting
- Rural Location
- Hard surface units
- Good links to A452 leading to the A45 and M42
- Berkswell train station is just six minutes away



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Coventry, CV7 7AQ



### Location

Approximately 2 miles from Barn Close, the A452 offers direct access to both the A45 and M42 motorway. The A45 connects Coventry to Birmingham, while the M42 provides links to the M6, M5, and M40 motorways, making travel to the rest of the UK convenient. Berkswell Train Station is 6 minutes away, providing direct routes to Birmingham and London.

### Description

The ten available units are ex-farm buildings suitable for storage / warehouse purposes. The units range from 379 sq ft to 4,627 sq ft.

Some of the units have potential for refrigeration.

### Accommodation

Area	Sq Ft	Sq M
Unit 3	2,880	267.55
Unit 8	1,800	167.22
Unit 9	2,135	198.34
<b>Total</b>	<b>2,880</b>	<b>267.55</b>



### Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

### EPC

Available upon request.



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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. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

Corporate structure and ownership details;  
Identification and verification of ultimate beneficial owners;

Satisfactory proof of the source of funds for the

Buyers/ funders/lessee

### 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**



#### Charlie Glover

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

**024 7630 8900**

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