

For Lease

Light Industrial



Unit 1

Crondal Road, Exhall, Coventry CV7 9NH

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

9,865.12 Sq Ft
£73,988 Per Annum

Key Features

- 15 Ton Crane
- Great location on Crondal Road, Exhall
- 9m eaves Height and 11m Apex Height
- Ground and first-floor offices with meeting rooms, W/C and Kitchen facilities
- The roller shutter is 4.25m Wide by 5m high.
- EPC Rating D



Unit 1, Crondal Road, Exhall, Coventry, CV7 9NH



Location

Unit 1, Crondal Road, Exhall, Coventry, CV7 9NH, is strategically located in a prime industrial area. The unit benefits from excellent transport links, situated just off the A444, providing quick access to major motorways. The M6 (Junction 3) is a mere 2 miles away, facilitating easy connections to the M69 and M1 for north-south travel, and the M42 for routes towards Birmingham and the Midlands. This location is ideal for businesses requiring efficient logistics and distribution capabilities.

Description

The property is of block and steel construction with an operational 15-ton crane installed. The unit has 1 main roller shutter which is 4.25m Wide by 5m High. 9m eaves Height and 11 m Apex Height. There is a 2-storey office building on the right which comprises of W/C, kitchens and meeting rooms as well as staff block toilets and facilities. Staff parking is located on the front of the building. There is a communal right of way around the property for access for neighbouring tenants.

Accommodation

Area	Sq Ft	Sq M
Warehouse	7,497.06	696.48
Ground Floor Office	861.11	80
First Floor Office	861.11	80
External Shed	645.84	60
Total	9,865.12	916.47

Business Rates

Current Rateable Value: £60,500

Tenure

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

EPC

EPC - D
<https://find-energy-certificate.service.gov.uk/energy-certificate/0240-1934-0373-4650-0024>

VAT

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

Unit 1, Crondal Road, Exhall, Coventry, CV7 9NH

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.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

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

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