

**HW** HAZELL WAY  
CV10 7PQ

**FOR LEASE**

# HIGH BAY STORAGE AND DISTRIBUTION WAREHOUSE



Available for occupation from Spring 2025

**154,391sq ft (14,343sq m)**

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

## KEY FEATURES



Working height 9m



20% roof lights



LED and Fluorescent lighting throughout



10 dock level loading doors



4 level access loading doors



30m deep yard area



2-acre, potential additional storage / yard area



2 storey office accommodation



**CENTRALLY LOCATED WITH  
EASY ACCESS TO THE  
NATIONAL HIGHWAY NETWORK**

near M6 Junction 3

Price on application

**LOCATION**

From Q1 2024 a new road from the Griff Roundabout via St Georges way over the A444 will provide enhanced access to the property and the National Highway Network.

**DESCRIPTION**

The Property comprises a large high bay storage and distribution warehouse located on the western side of Hazell Way. The building dates to the 1960s in addition and an area of land, to the west of the side of the building. In addition, the building offers an open storage yard located on the eastern side of Hazell Way, consisting a mix of hardcore and concrete surfacing. The area is trapezoidal in shape and level extending too approximately 0.81 hectares (2.0 acres).

**TENURE**

The property is available on a lease to be agreed.

**SERVICE CHARGE**

Further information available upon request.

**ACCOMMODATION**

Description	Sq ft	Sq m
Warehouse & Offices	154,391	14,342.92
<b>Total</b>	<b>154,391</b>	<b>14,342.92</b>

**BUSINESS RATES**

The rateable value (1st April 2023) **£432,500**

**EPC**

Available upon request.

**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.



**1 Hazell Way**  
Nuneaton,  
Warwickshire  
CV10 7PQ



just.bath.song

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**VIEWING**

Viewings are via appointment with Bromwich Hardy or our joint agents Cushman & Wakefield



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**Bromwich Hardy**  
1 The Cobalt Centre  
Siskin Parkway East  
Middlemarch Business Park  
Coventry CV3 4PE

