

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
HARDY**
024 7630 8900
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
Total	154,391	14,342.92

BUSINESS RATES

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

EPC

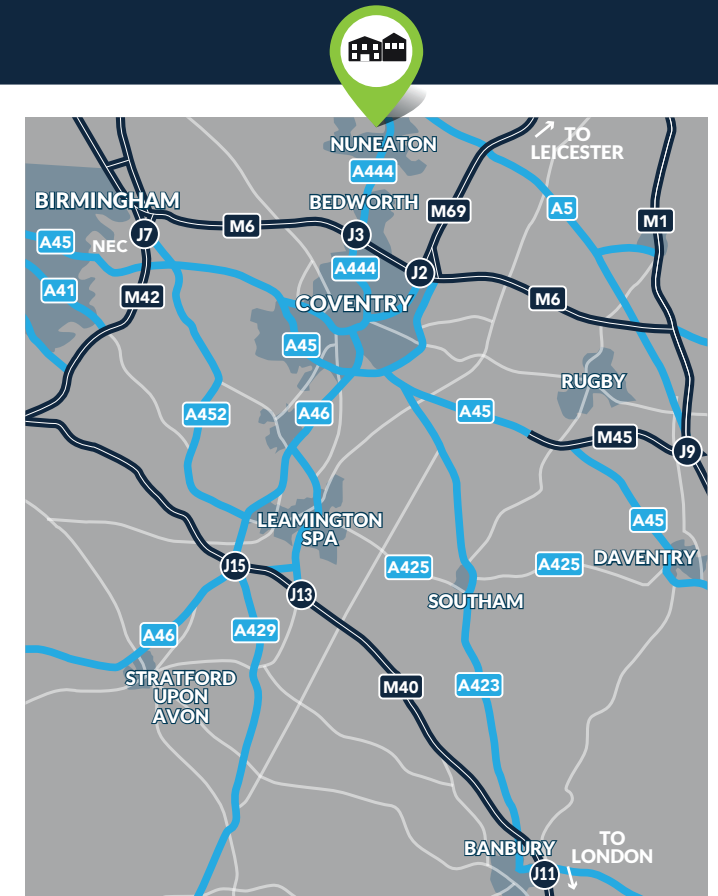
Available upon request.

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

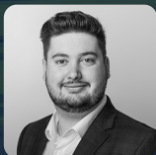


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