

Under Offer

Light Industrial



29 Brindley Road

Coventry, CV7 9EP

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 7,292 Sq Ft

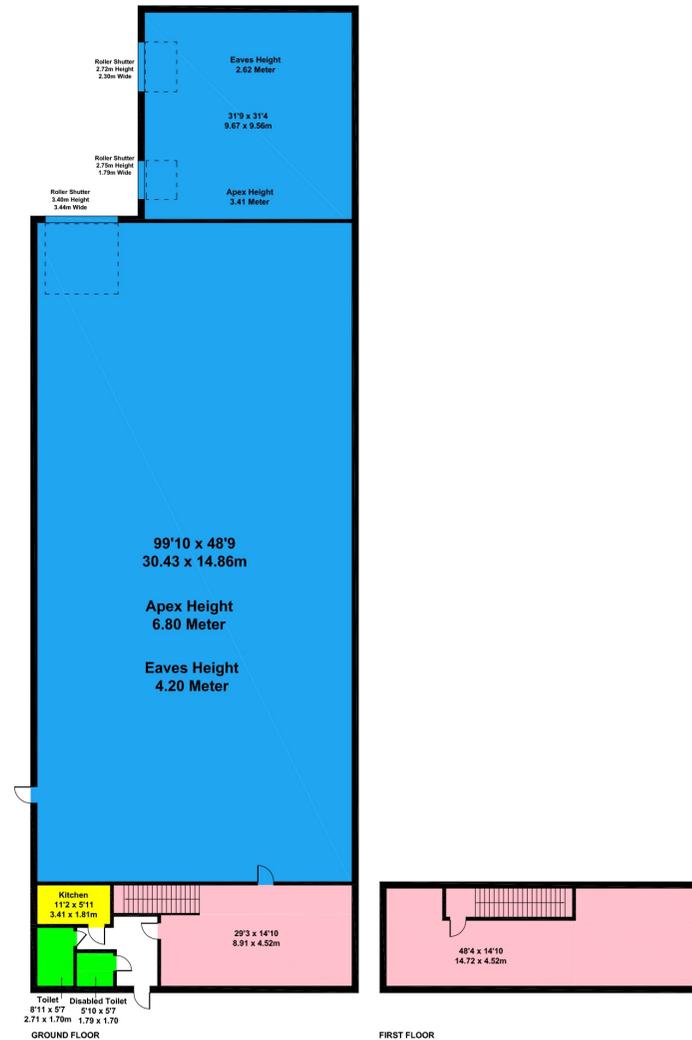
£ £60,000 Per Annum

29 Brindley Road, Bayton Road Industrial Estate, Coventry

Approximate Gross Internal Area
7292 sq ft - 677.43 sq m

Key Features

- ▶ Unit situated close to M6 Motorway
- ▶ Fully refurbished two storey office accommodation
- ▶ New roof to the warehouse
- ▶ Yard area to the rear
- ▶ Good parking provision to the front
- ▶ 4.2m eaves warehouse
- ▶ Long and short term occupation potential
- ▶ Electric roller shutter access



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their
size and location, are approximate only. They cannot be regarded as
being a representation by the seller, nor their agent.
Produced by Peterpers Ltd 2019

29 Brindley Road, Coventry, Warwickshire, CV7
9EP



Location

Brindley Road is situated centrally on the historic and well renowned Bayton Road Industrial Estate, to the North of Coventry City. Bayton Road Industrial Estate is situated within 1 mile of Junction 2 of the M6 motorway, making it one of the most effectively located industrial estates in the Midlands, with access to the national road network thereafter. The subject properties lie to the Eastern end of Brindley Road, with the main headquarter building occupying a corner plot with frontage on Bayton Road also.

Description

The building is of concrete floor base, steel portal frame construction with brick elevations. The front section of the building contains two floors of offices under a flat roof with the office space having been completely refurbished to a high specification, including double glazing and air conditioning. The rear section of the building houses the warehouse, which has also been completely refurbished, with a complete new roof and electric roller shutter to the rear, with eaves height at 4.2m/ apex 6.8m. There is also a small yard to the rear, with part being taken up by a single storey 3.41m height workshop area. To the front of the unit there is a dedicated parking area for 7 vehicles.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	714	66.33
First Floor	714	66.33
Ground Floor	5,123	475.93
Ground Floor	995	92.44
Total	7,292	677.43

Business Rates

Current Rateable Value: £30,250

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Tenure

New Fully Repairing and Insuring Lease for a term of years to be negotiated.

EPC

Available upon request.

VAT

29 Brindley Road, Coventry, Warwickshire, CV7 9EP (Tax).

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



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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Rob Lord

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