

Under Offer

Light Industrial



68 Bayton Road

68 Bayton Road, Exhall, Coventry CV7 9EJ

BROMWICH
ARDY
024 7630 8900
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📦 8,550 Sq Ft
£ £800,000 Offers in Excess of

Key Features

- Unique prominent corner plot on main arterial route
- Popular and well-established industrial estate
- Option for units to be independent or linked
- Substantial parking to the front and sides with lawned frontage
- Excellent motorway access to Junction 3 of the M6
- Can be used for industrial or warehouse use subject to planning
- Prime freehold corner site



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Location

The property is situated within the popular and well established Bayton Road Industrial Estate. The site is located less than half a mile to the north of Junction 3 of the M6 motorway, therefore facilitating easy access to the midlands and national motorway network with the M69, M45 and M1 to the east, and the M42, M6 and Birmingham to the west and Coventry is 4 miles to the south.

Description

The unit complex consists of steel portal-framed structures with brick elevations and a pitched roof. The workshops benefit from large amounts of natural light and steel roller shutter doors at the rear, leading to a reinforced concrete loading area. Unit 6 has roller shutter access at both the front and rear. The units are located in a highly visible corner position at the intersection of Bayton Road and Telford Road, with designated parking for more than 35 vehicles.

Accommodation

Area	Sq Ft	Sq M
Unit 2	915	85
Unit 3	2,063	191.65
Unit 4	2,108	195.83
Unit 6	3,464	321.81
Total	8,550	794.3

Business Rates

Rateable Values

- Unit 2- £4,350
- Unit 3-4- £19,750
- Unit 6 - £16,250

EPC

- Unit 2-3: E116
- Unit 4: TBC
- Unit 6: F150

VAT

The property is not VAT registered

Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120.00 (including VAT) to enable us to process tenant details for the purposes of Anti-Money Laundering Regulations.

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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.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Rob Lord

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

02476 308 900

07385 663 147

rob.lord@bromwichhardy.com



David Penn

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

02476 308 900

07771 774 640

david.penn@bromwichhardy.com



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