

To Let

£61,000
Per Annum

OUTSTANDING COMMERCIAL UNITS

5,600 Sq Ft (520.24 Sq M)



Loades Ecoparc, Unit D1, Blackhorse Road, Exhall, Coventry,
Warwickshire CV7 9FW

Property Highlights

- Unrivalled location close to M6 motorway
- Full height loading facilities
- Working heights. Building D is 7.2 meters.
- Electric vehicle charging points on the estate
- Flexible contemporary building design
- Gated secure site with remotely



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Location

Loades Ecoparc is located and accessed from Blackhorse Road, adjacent to the well established Bayton Road Industrial Estate within the borough of Nuneaton and Bedworth. It is centred in an area that benefits from an excellent supply of highly skilled and technical labour. Junction 3 of the M6 is within 0.6 miles providing immediate access to the Midlands motorway network with the M69, M45 and M1 to the east and the M42, M6 and M6 (Toll) to the west. Bedworth and Nuneaton are situated approximately 1 and 3 miles respectively to the north with Coventry 2 miles to the south and Birmingham is within easy reach.

Description

Loades Ecoparc has been specified to exacting standards incorporating high quality, technology-driven and eco-conscious build techniques such as PV (solar) panels, aluminium barrel roofs and electric charge points for vehicles. Loades Ecoparc is self-contained with a gated entrance from Blackhorse Road and is a fully secure site. All mains services are available for connection.

Accommodation

Description	Sq Ft	Sq M
FF Office	500	46.45
Warehouse	5,100	473.79
Total	5,600	520.24

Business Rates

Rateable Value (2017)	£32,000
Rates Payable	£0

This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.

Tenure

Minimum lease term of 5 years.

Services

All mains services are connected.

EPC

EPC Rating B-27.

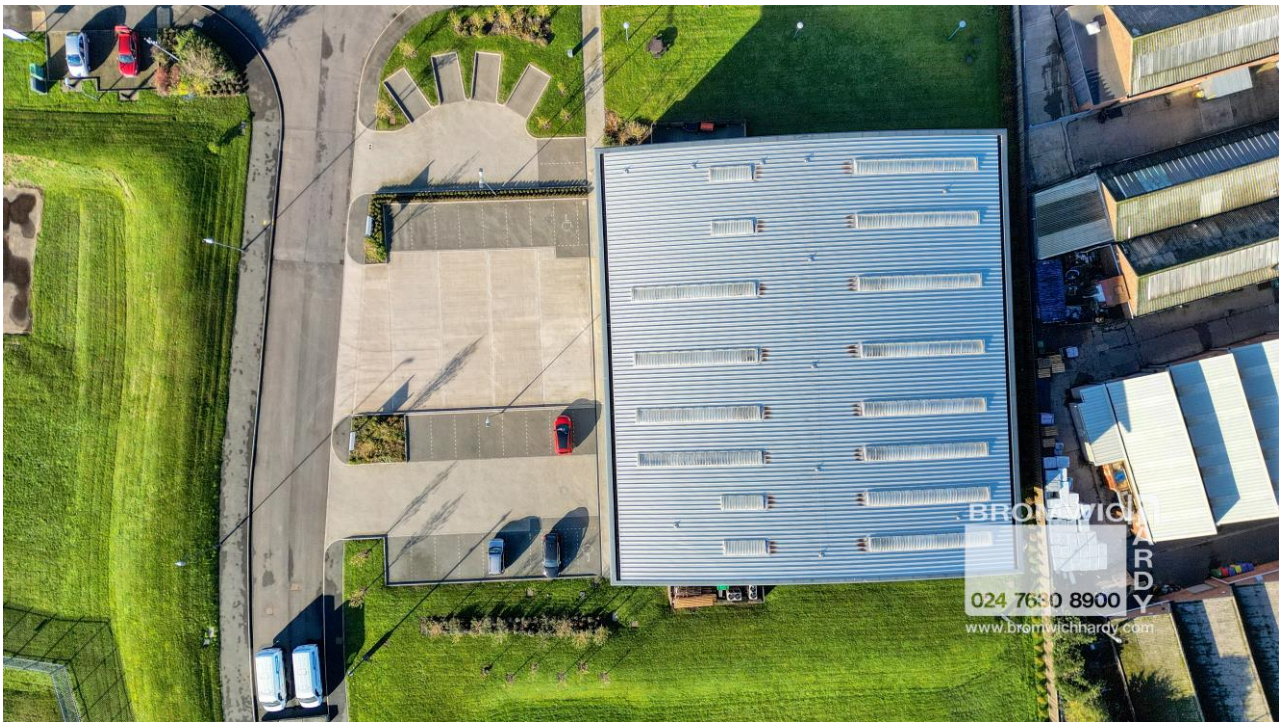
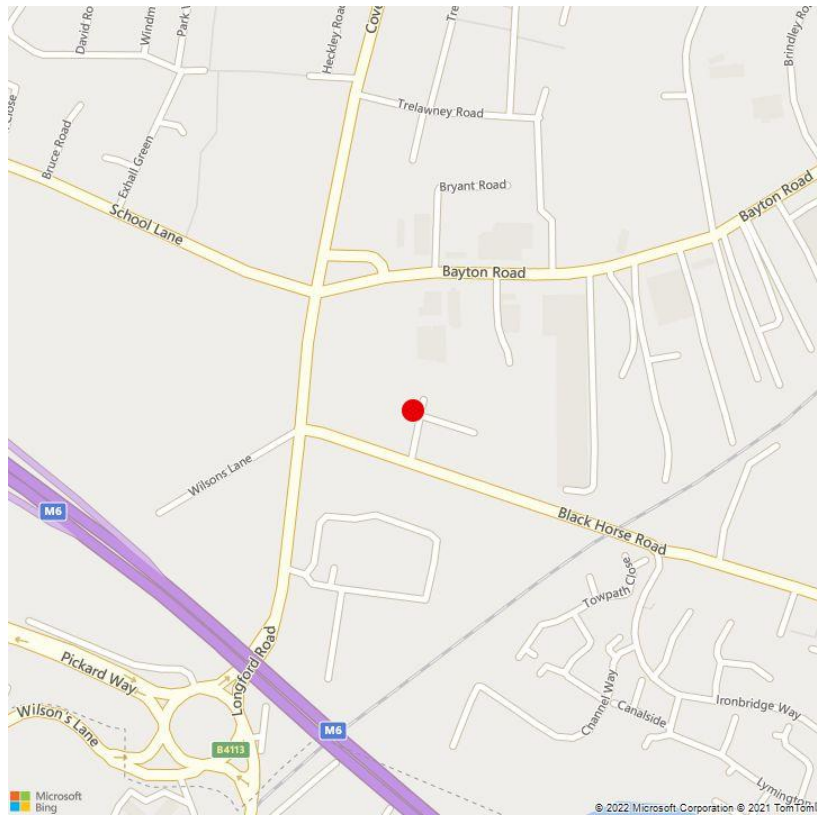
Viewing

Strictly by appointment with the agent Bromwich Hardy.

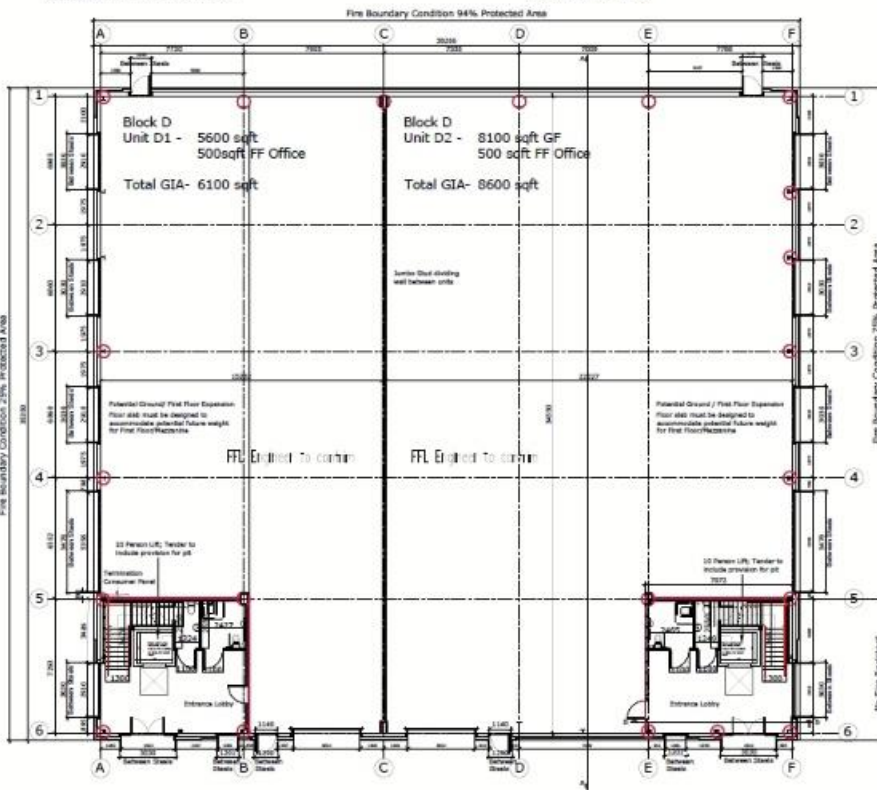
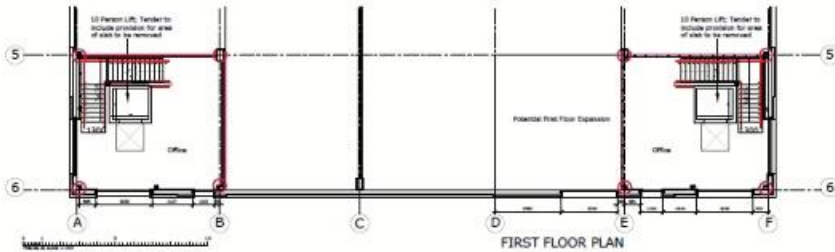
Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. December 2022.



Notes:
 1. All fire doors must be self-closing.
 2. All fire doors must be protected with fire-rated doors.
 3. All fire doors must be protected with fire-rated windows.
 4. All fire doors must be protected with fire-rated walls.
 5. All fire doors must be protected with fire-rated floors.

U Values	
Element	Notional U-Values
Roof	0.18
Wall	0.26
Floor	0.18
Windows	1.80
Roof Lights	2.00
Vehicle access door	1.00
High Usage Entrance Door	2.20
Air Permeability	



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Loades Experts
 Blackhorse Road, Exhal - Phase 1b
 Block D, Units D1-D2
 Floor Plan

Drawn: JG
 CAD: JG
 Date: 08/08/2023
 Scale: 1:1000
 Project No: 23/01/001
 Draw No: 001/001
 Rev: A