



Loades Ecoparc Unit D1

Blackhorse Road, Coventry, CV7 9FW

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5,600 sq ft
(520.26 sq m)

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Summary

Available Size	5,600 sq ft
Rent	£61,000 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

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.

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.

EPC Rating B-27.

A service charge will be levied to cover the common costs associated with the running and maintenance of Loades Ecoparc.

Strictly by appointment with the agent Bromwich Hardy.

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

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 monitored CCTV

High levels of insulation

Triple Glazing*



Viewing & Further Information



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