



Sigma House, Burnsall Road, Coventry, CV5 6BU

PROMINENT INDUSTRIAL/WAREHOUSE UNIT AVAILABLE (MAY SPLIT)

Summary

Tenure	To Let
Available Size	5,680 to 15,599 sq ft / 527.69 to 1,449.19 sq m
Rent	£20,000 - £75,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (93)

Key Points

- Excellent access on to the A45 dual carriageway
- Two storey office block
- External rear yard/store area
- Building frontage onto Burnsall Road
- Roller shutter access

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Location

The property is located on Burnsall Road which is accessed immediately off the A45 dual carriageway just 2 miles west of Coventry City Centre. Burnsall Road is a mixed-use area, although this part of Burnsall Road is predominantly occupied by industrial and office users. The A45, immediately to the west provides excellent road links to the motorway network including the M6, M40, M42 and M5 and also the M69 linking to the M1. Specifically, the property is located on the south side of Burnsall Road close to its junction with the A45 and Fletchworth Gate.

Description

The property comprises a semi-detached, brick built industrial unit under an insulated, corrugated sheet roof. To its front is a two-storey, brick-built office section under a flat roof. The industrial section is primarily open plan with the exception of male and female WC and a meter/plant room at one end. This portion of the property is served by two roller shutter doors, two gas fired blow heaters (not confirmed as operational), fluorescent lighting and a smooth concrete floor. The two-storey section to the front of the property comprises offices, ancillary stores, a staff kitchen and WC. At the rear of the site is a two-storey workshop type building with offices and has working heights of approx. 2.46m on ground level and 2.44m on the first-floor level. Externally the property benefits from parking for circa 6 cars to its front and potentially further external space to its eastern elevation although this is limited.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Sigma House	7,096	659.24
Sigma House offices	2,823	262.27
Rear of Sigma House - Ground floor	2,411	223.99
Rear of Sigma House - First floor	3,269	303.70
Total	15,599	1,449.20

VAT

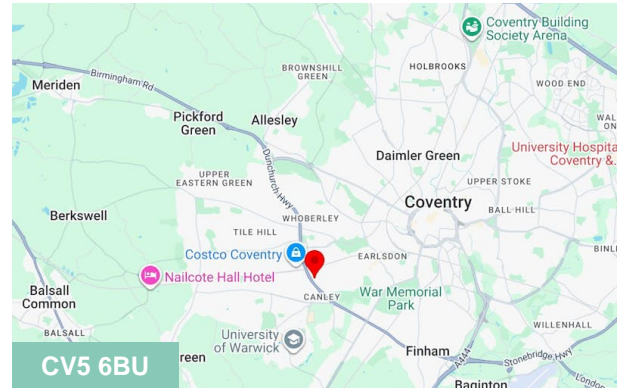
We are advised by our client that VAT shall be payable.

Legal Fees

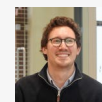
Each party will be responsible for their own legal costs incurred in any transaction.

Photos

Please be aware aerial photos used within this brochure are dated and due to be updated, these are for indicative purposes only and subject to a viewing*



Viewing & Further Information



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