



Unit at Peggy's Park, Bedlam Lane, Coventry, CV6 6AR

SUITABLE FOR A VARIETY OF USES INCLUDING COMMUNITY RELATED USES -
SUBJECT TO RELEVANT PLANNING PERMISSION

Summary

Tenure	To Let
Available Size	1,753 sq ft / 162.86 sq m
Rent	£22,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- F1 & F2 previous uses - subject to planning
- Circa 3/4 miles to M6 J3

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Location

The premises is well located off Peggys Park Coventry, approximately 2.6 miles North of Coventry City Centre and is easily accessible via, Bedlam Lane, the nearby A444 and in addition Junction 3 of the M6 being approximately 1.5miles distant. The Coventry Arena Train Station is also located approximately 0.3 miles from the premises.

Description

The property comprises of a main open plan area to the front and office, breakout, stores, WCs and kitchen areas (albeit items have been removed) to the rear. Access to the property is accessible via personnel doors and has grassed external areas surrounding. There is an access gate for cars on the right-hand side of the premises with the external areas being grassed.

Accommodation

The accommodation comprises the following areas:

Name	Description	sq ft	sq m
Unit - Peggy's Park	Peggy's Park	1,753	162.86
Total		1,753	162.86

Services

We are advised of mains water, gas and electric being available. All enquiries must rely on their own investigations regarding the suitability of existing services and the availability of these.

Rent

£22,500 per annum exclusive.

EPC

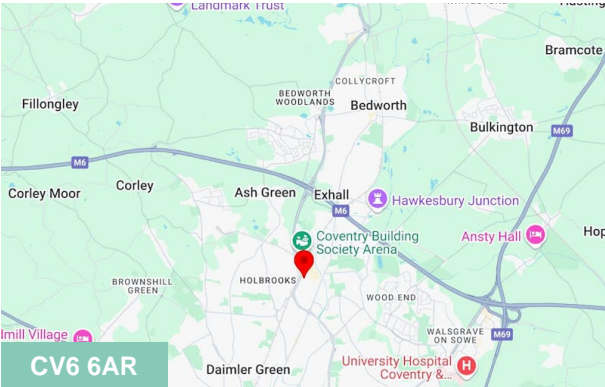
Available on request.

Legal Costs

The ingoing tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Terms

The premises are available based on a Full Repairing & Insuring basis on lease terms to be agreed Subject to Contract.



Viewing & Further Information



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