



Unit 4, Buckingham Close, Bermuda Industrial Estate, Nuneaton, CV10 7JT

WAREHOUSE

Summary

Tenure	To Let
Available Size	5,043 sq ft / 468.51 sq m
Rent	£49,169 per annum
Rateable Value	£26,000
EPC Rating	C (58)

Key Points

- End Terrace Warehouse
- Excellent motorway links, 3 miles to J3 M6
- 5m eaves height rising to 6.68m at steel apex
- Located on Bermuda Park Industrial Park
- Spacious yard and parking

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Location

Nuneaton lies approximately 8 miles North of Coventry and 4 miles from Hinckley. The Town benefits from immediate access to the A444 which leads to excellent motorway links including the M6 (J3) and M69 (J2), with Birmingham Airport only a 20 minute drive.

Buckingham Close is located within the well-established Bermuda Park Industrial Estate which has attracted tenants including Hello Fresh, Royal Mail, Bookers Wholesale and Univar Solutions. It has a designated railway station within walking distance, to enhance accessibility.

Description

Unit 4 is an end terrace warehouse unit, constructed in brick and blockwork around a steel portal frame, with higher level insulated cladding. The warehouse benefits from a gas blower heater, three phase electric, LED lights and an electric roller shutter door 3.45 (w) x 4.6 (h).

To the front of the building are ground and first floor offices. There is male and female WC facilities and a kitchen, with a yard/loading area and ample car parking.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse ground floor area inclusive of offices, kitchen areas & WCs	4,363	405.34
First Floor Offices	680	63.17
Total	5,043	468.51

Rent

£49,169 per annum, exclusive of VAT to be levied on rent and other lease outgoings.

Business Rates

Rateable Value: £26,000

VAT

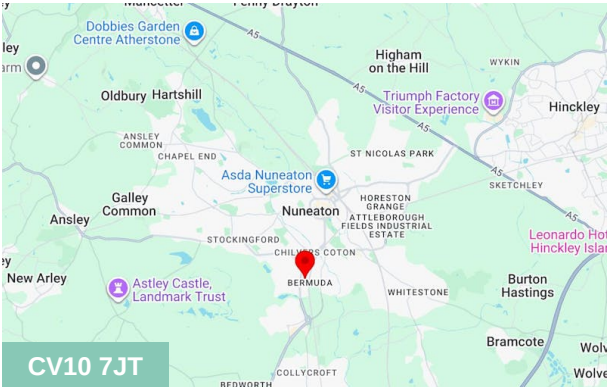
This property is registered for VAT.

Service Charge

Contact agents for further details.

Legal Costs

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



Viewing & Further Information



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