

Vail Williams

Unit 7B Crondal Road

Exhall

Coventry

CV7 9NH

FOR SALE

449.78m² / 4,840 sq ft







Description:

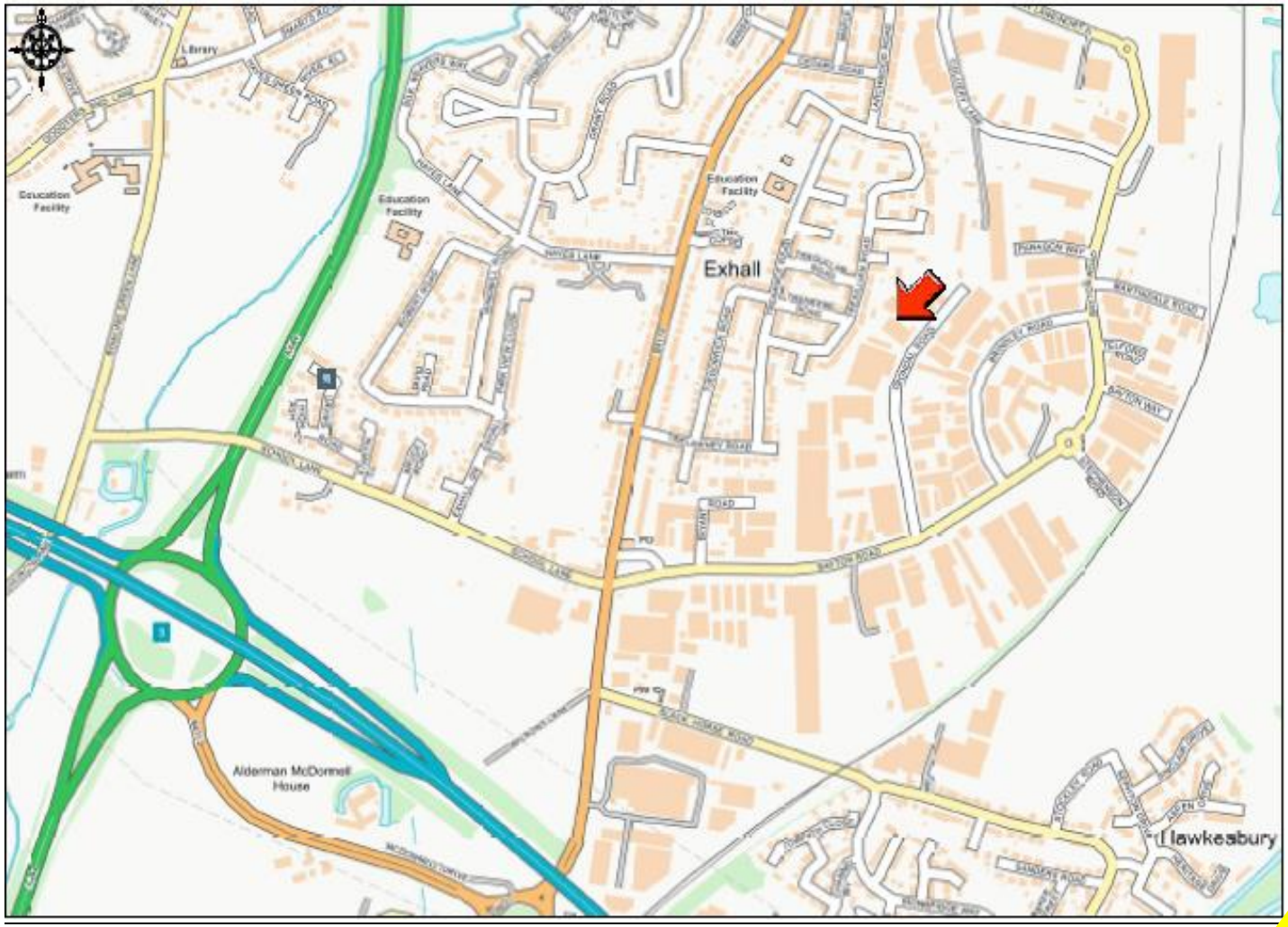
- The property comprises a mid-terraced industrial/warehouse unit within a terrace of three similar units which have been created from the subdivision of a larger single occupier site
- To the front of the premises there is a two storey office block comprising a reception, W/C, kitchen, two small offices and a further kitchen/canteen staff area.
- At the rear comprises the industrial/warehouse section of the unit which has mostly painted concrete floors, suspended ceiling, air conditioning and a roller shutter.
- Externally, there is a shared yard to the rear and 3 car parking spaces at the front of the premises which is accessed via a shared driveway.

Key Features:

- Mid-terraced industrial unit
- Generous yard space to the rear
- Located on an established industrial estate
- 1 mile from J3 of M6
- 3 allocated parking spaces

Schedule of areas:

Description	m^2	ft^2
Ground Floor Offices/Warehouse	395.54	4,257
First Floor Offices	54.24	583
TOTAL	**449.78**	**4,840**



Location:

- The property is located on Crondal Road, which is part of Bayton Road Industrial Estate.
- The estate is a very well established, traditional industrial estate with unit's being built in phases since the early 1960's.
- The estate is accessed via the B4113. The property is approximately 6 miles to the north of Coventry and 1 mile north east of junction 3 of the M6.

Terms

The premises are available by way of Freehold with offers invited in excess of **£275,000**.

Business rates

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the rateable value of the property is as follows:-

RV: £18,750

However, we would advise an interested party to confirm the accuracy of this information.

EPC rating

Energy Performance Rating: C < 63
Certificate Reference No: 0230-6992-0398-4720-8050

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Viewing

Strictly by appointment through the sole agents below.

Contacts

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Subject to Contract Date: 1 August 2018

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