



To Let

Established Warehouse / Industrial

Unit 8B + Paragon Way + Exhall + COVENTRY + CV7 9QS



5,177 Sq Ft

£33,500 per annum



**Established
Industrial Estate**



**5.25m minimum
clearance height**



**Secure Yard
Area**



**Two storey
offices**



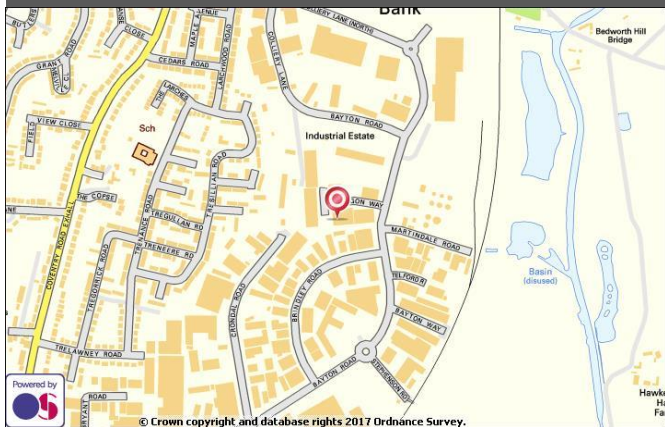
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Location

Bayton Road Industrial Estate forms an established Estate within the Exhall district of Coventry, just under 2 miles from J3 of the M6 Motorway and circa 6 miles north of the Coventry city centre.

The property occupies a prominent position fronting on to Bayton Road at its junction with Paragon Way.

The Property



SAT NAV: CV7 9QS

Description

A semi-detached modern single storey warehouse / industrial unit with 2 storey integral offices. The building is constructed around a portal steel framework with brick and profile metal clad elevations beneath a pitched clad roof.

To the front of the site is a secure palisade fenced parking (8+ vehicles) and loading yard area which leads to the main entrance doors and a pair of roller shutter loading doors (clearance 4.75m).

Internally, the warehouse / production area has a solid concrete floor throughout with a minimum clearance height of 5.25m. The front offices have been subdivided to provide various individual offices with suspended ceilings and inset lighting.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor	4,155	386.0
First Floor	1,022	94.9
TOTAL	5,177	480.9

Rating Assessment

Rateable Value (2023): £24,500

U.B.R (2023/2024): £0.499

Est. Rates Payable (2023/2024): £12,226

Rating information is for guidance purposes only and should not be relied upon.

Energy Performance Certificate

A copy is available upon request.

Terms

The unit is available on a new FRI lease at a passing rent of £33,500 per annum.

VAT

Prices are quoted excluding VAT.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.



Viewing

Strictly by appointment with the sole agent

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