

To Let

£60,000
Per Annum

Large Fully Concreted and Secured Open Storage Yard

1.44 Acres (0.58 Hectares)



Land On The North And East Of Pool Road, Pool Road
Industrial Estate, Pool Road, Nuneaton, Warwickshire CV10

Property Highlights

- Fully concreted to double depth
- Installed 3 phase power
- Full concrete perimeter walls
- 2.5m perimeter fencing
- Double gate easy access
- Steel portal frame unit included



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Location

The open storage land is located to the centre of the Pool Road Industrial Estate on the western outskirts of Nuneaton, with Nuneaton positioned 9 miles to the North of Coventry and 5 miles from Junction 3 of the M6 Motorway. Best access to the estate is from the B4114 Tuttle Hill via Arrow Way with the unit occupying the corner position at the entrance of the estate. Nuneaton Town Centre is approximately one and a half miles to the East.

Description

The available open storage land occupies an easily accessible position on the Pool Road Industrial Estate. The land has a double gated access, is fully concreted to double depth, was 3 phase power installed into the site, full concrete perimeter wall and behind that perimeter fencing to 2.5m height, there is also a small steel portal shed that has been constructed and currently used as a wash bay, as well as a portcabin at the entrance, formerly used as an office.

Accommodation

| Description | Sq Ft | Sq M |
|--------------|-------------|-------------|
| Total | 1.44 | 0.58 |

Business Rates

| | |
|-----------------------|---------|
| Rateable Value (2017) | £19,950 |
| Rates Payable | £9,955 |

This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.

Tenure

New lease with full repairing and insuring terms, for a number of years to be negotiated. Sale will not be considered.

Services

All mains services are connected.

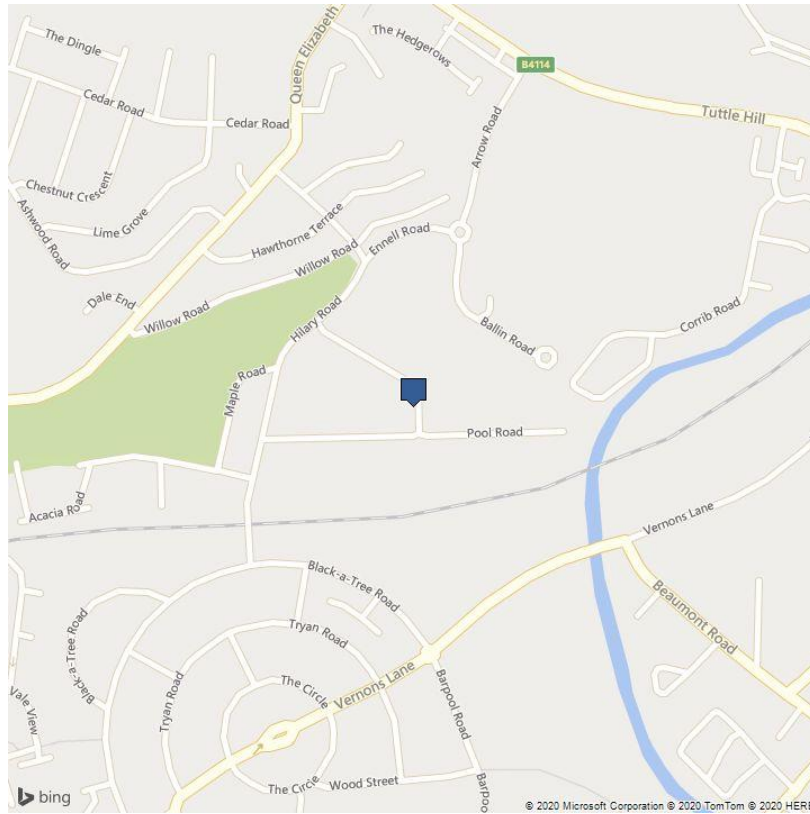
Viewing

Strictly by appointment with the agent Bromwich Hardy.

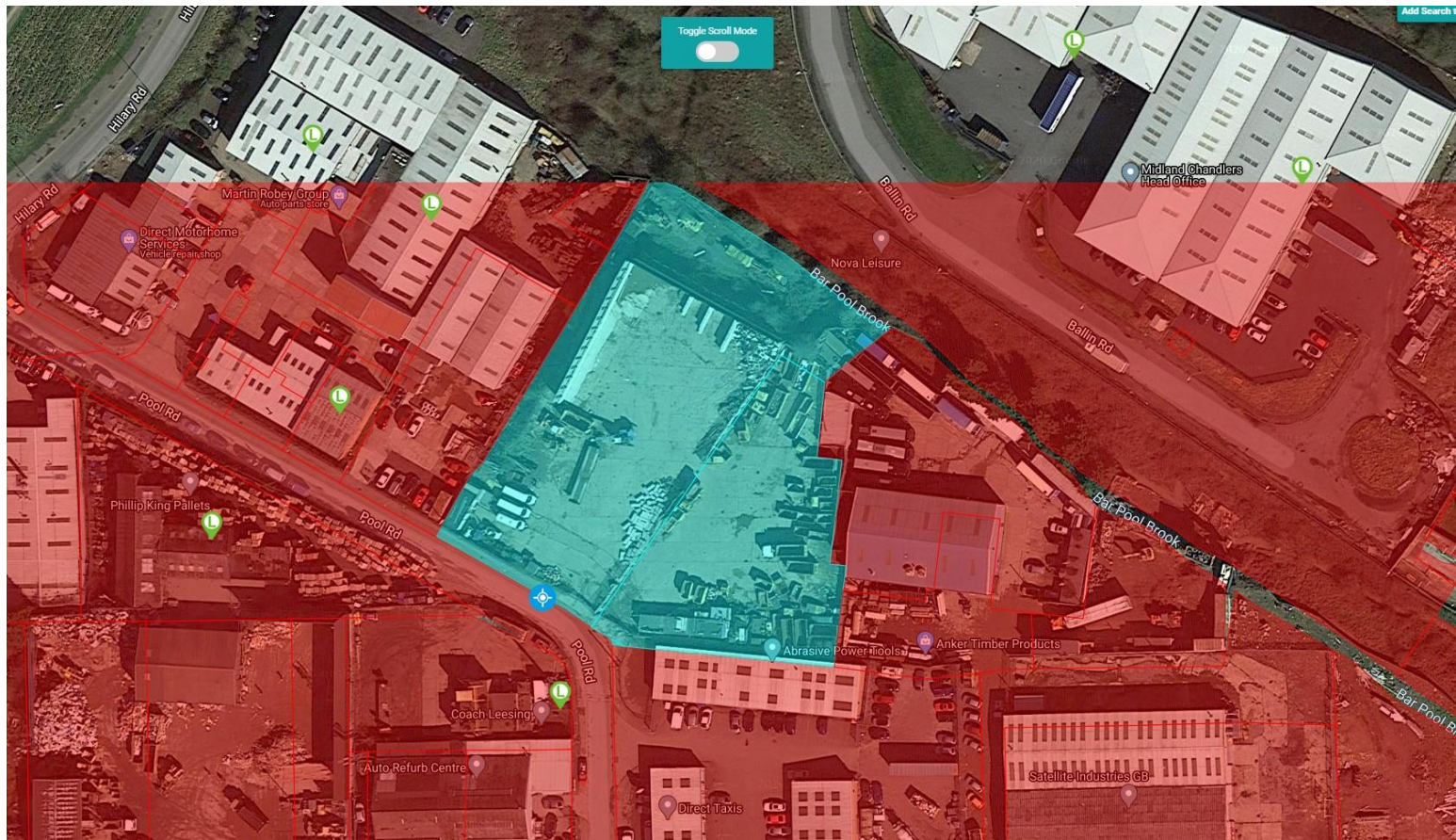
Legal Costs

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








Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. September 2020.



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