

To Let

£75,000
Per annum

Open Storage Land, Available on Short Term Let Only

1.8 Acres (0.73 Hectares)



Open Storage Land, Albion Industrial Estate, Endemere Road,
Coventry, West Midlands CV6 5PY

Property Highlights

- Recently cleared 1.8 acres of hard standing
- Concrete base throughout
- Large lean to/ covered area to north of the site
- Two entrances for possible in and out
- Close proximity to Coventry City Centre and M6
- Historic industrial estate location



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Location

The property is located on the Albion Industrial Estate, approximately 2.5 miles south of the M6 (Junction 3). Coventry City Centre is located approximately 2 miles south of the estate. Coventry is situated approximately 25 miles east of Birmingham and 35 miles west of Northampton. The M6 and M1 intersection is located approximately 15 miles east of the estate.

Description

The available land extends to approximately 1.8 acres and is a newly created space following the demolition of some aged industrial units, considered no longer fit for purpose. The intention by the owner is to redevelop the site subject to gaining the correct planning consent, but in the short term there is opportunity for an open storage tenancy. The site has been full cleared and is largely concrete hard standing, there remains a large lean to/ covered storage area to the north of the site. The site has two entrances, which could be utilised as an in and out flow.

Accommodation

Description	Sq Ft	Sq M
Total	1.8	0.73

Tenure

The land is only available on a short term agreement, 12 months term can be guaranteed with an owner development break option going forward after that.

Services

All mains services are connected.

EPC

No EPC necessary

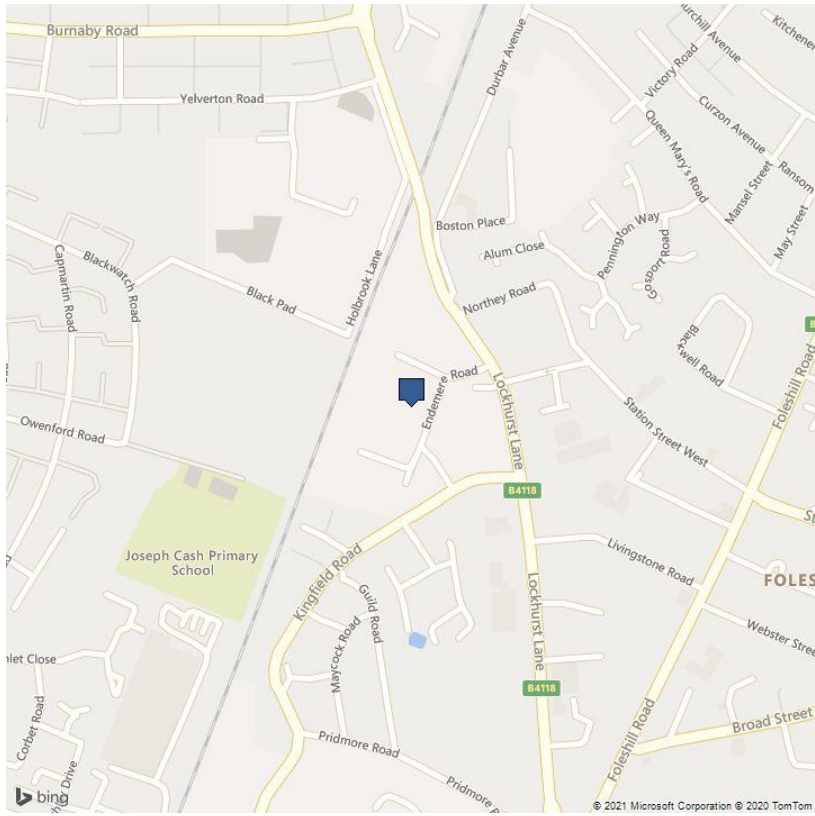
Viewing

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. March 2021.

