

PRIME LOGISTICS SITE FOR LEASE



Description

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6 dock-level doors ranging from W2.9m-7.5m by H3.8m

8 level doors ranging from W3.65m-5.64m by H4.98m

6m eaves to the base of the haunches and 7.5m to the apex on all 3 bays

LED lighting throughout

Ample car parking and yard space

Office

Main reception with male and female toilets

Ground and First-floor offices

Kitchen/tea prep area

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Summary

- Subject to Full Refurbishment & Vacant Possession
- Self-contained fully fenced facility
- High Bay Distribution facility
- Good road network connections
- Ample Loading and parking
- Ground and First Floor Offices



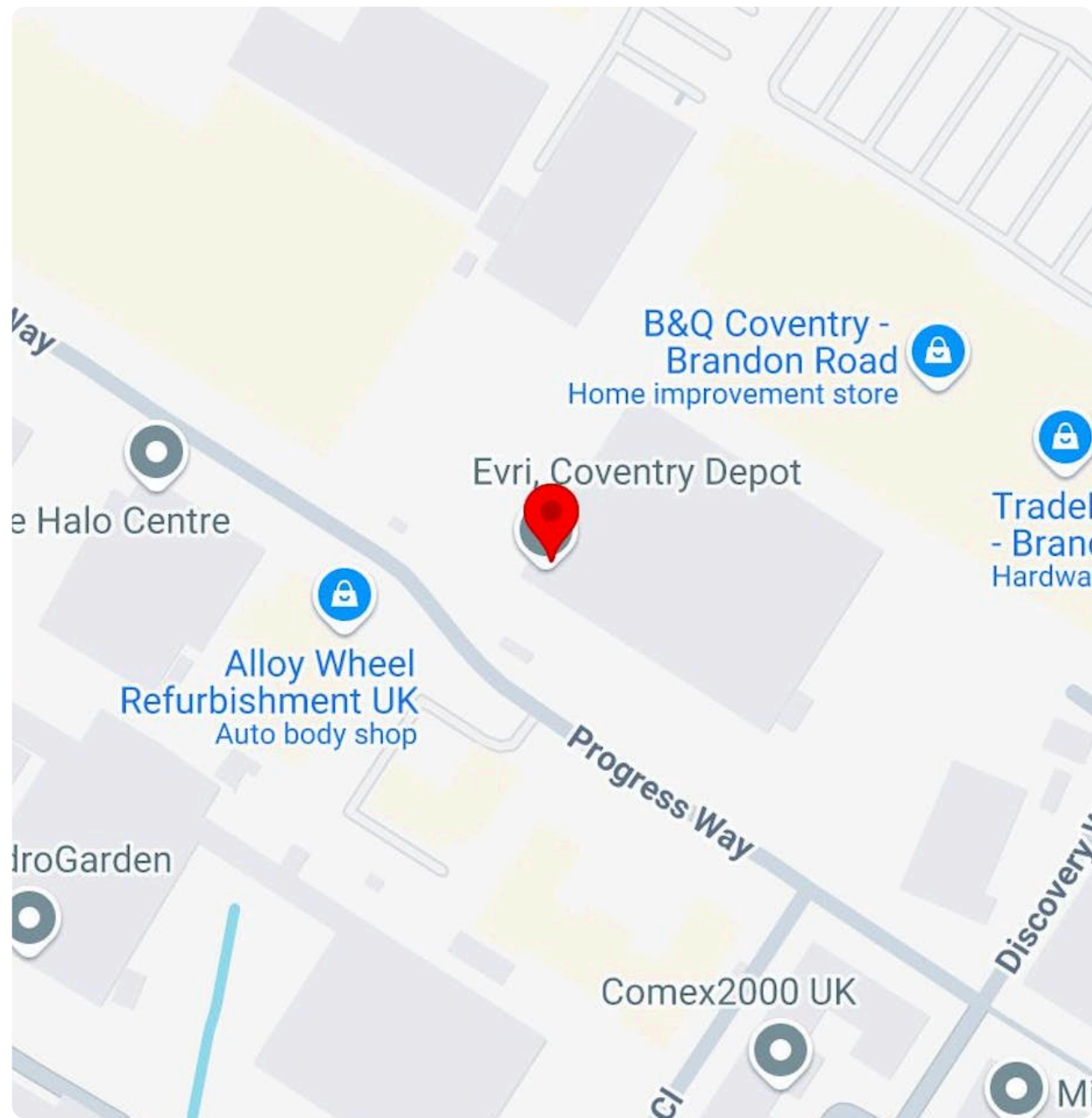
9 PROGRESS WAY, BINLEY INDUSTRIAL ESTATE, COVENTRY, CV3 2NT

To Rent: Rent on application

53,950 sq ft (5,012.12 sq m)

Location

Binley Industrial Estate is situated three miles east of Coventry city centre. Access to Rugby can be gained by taking the A428 westwards. The nearby A46 connects to J2 of the M6/M69 intersection to the north, as well as Coventry Airport and the M40 motorway to the south.



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Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

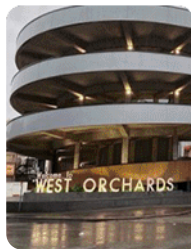
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



GALLERY



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AVAILABILITY

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - GF Warehouse	47,558	4,418.28	roa	Available
Ground - GF Office & Ancillary Areas	4,078	378.86	roa	Available
1st - First Floor Offices	2,314	214.98	roa	Available

TERMS

To be agreed

RENT

Rent on application

VAT

Applicable

BUSINESS RATES

Rateable Value: £285,000

Rates Payable: £158,175 per annum

SERVICE CHARGE

n/a

LEGAL FEES

Each party to bear their own costs

POSSESSION

Subject to Vacant Possession

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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