

## Crondal Road, Exhall, Coventry, CV7 9HN



**TO LET**

Open Storage Yard with Office Accommodation  
1,360 ft<sup>2</sup> on 0.81 Acres (0.33 Hectares) approx.

### Location

The property is located on Crondal Road, in the popular Bayton Road Industrial Estate.

The location provides ease of access to the A444 and Junction 3 of the M6 motorway, which are both located approximately 1 mile west of the location.

Coventry town centre is located 5 miles south and Birmingham city centre approximately 20 miles west.

### Description

The site is broadly rectangular in shape and bounded on all sides by palisade fencing.

Access is via large secure gates from Crondal Road.

The surface is a mixture of concrete pad and compacted hardcore, which is level throughout.

The office accommodation provides reception area, kitchen, WC facilities and several cellular office spaces / meeting rooms.

### Accommodation

**Office: 1,360 ft<sup>2</sup> (126.35 M<sup>2</sup>) approx.**

**Site Area: 0.81 acres (0.33 Hectares) or thereabouts.**

### Terms

The property is available to let on a new lease with length to be agreed at £75,000 per annum exclusive.

### VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

### Business Rates

Rateable Value: £34,000

Rates Payable: £17,000 per annum approx.

### Services

We understand all mains services are available to the site.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

### Planning Use

We understand that the site has planning permission granted under Use Classes B1 and B8.

### Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

### Energy Performance

Available upon request from the agent.

### Anti-Money laundering

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

### Availability

The property is available from April 2024.

### Viewing

Strictly via prior appointment with the sole agent Siddall Jones on **0121 638 0500**





