

# TO LET

## Industrial/ Open Storage Land **2 Acres** (8,100 sq.m)

Haunchwood Park, Bermuda Road,  
Nuneaton, CV10 7QG



### PROPERTY HIGHLIGHTS

- 2 acres storage to let
- Secure palisade fence
- Sub divisible from 1 acre
- Close to motorway network
- Flexible lease options available
- Design and build option may be available







## LOCATION

Nuneaton offers a strategic location for distribution occupiers in the West Midlands being conveniently located some four miles North of the M6 motorway. The M6 can be accessed by the A444 at Junction 3 of the M6. Alternatively, the M69 motorway at Hinckley can be accessed at Junction 1 for access to the motorway network in a northerly direction.

## DESCRIPTION

This 2 acre site consist of cleared open storage land with a concrete base to part and a secure palisade fence.

## RENT

**£60,000** per annum

## SERVICES

All mains services connected.

## TENURE

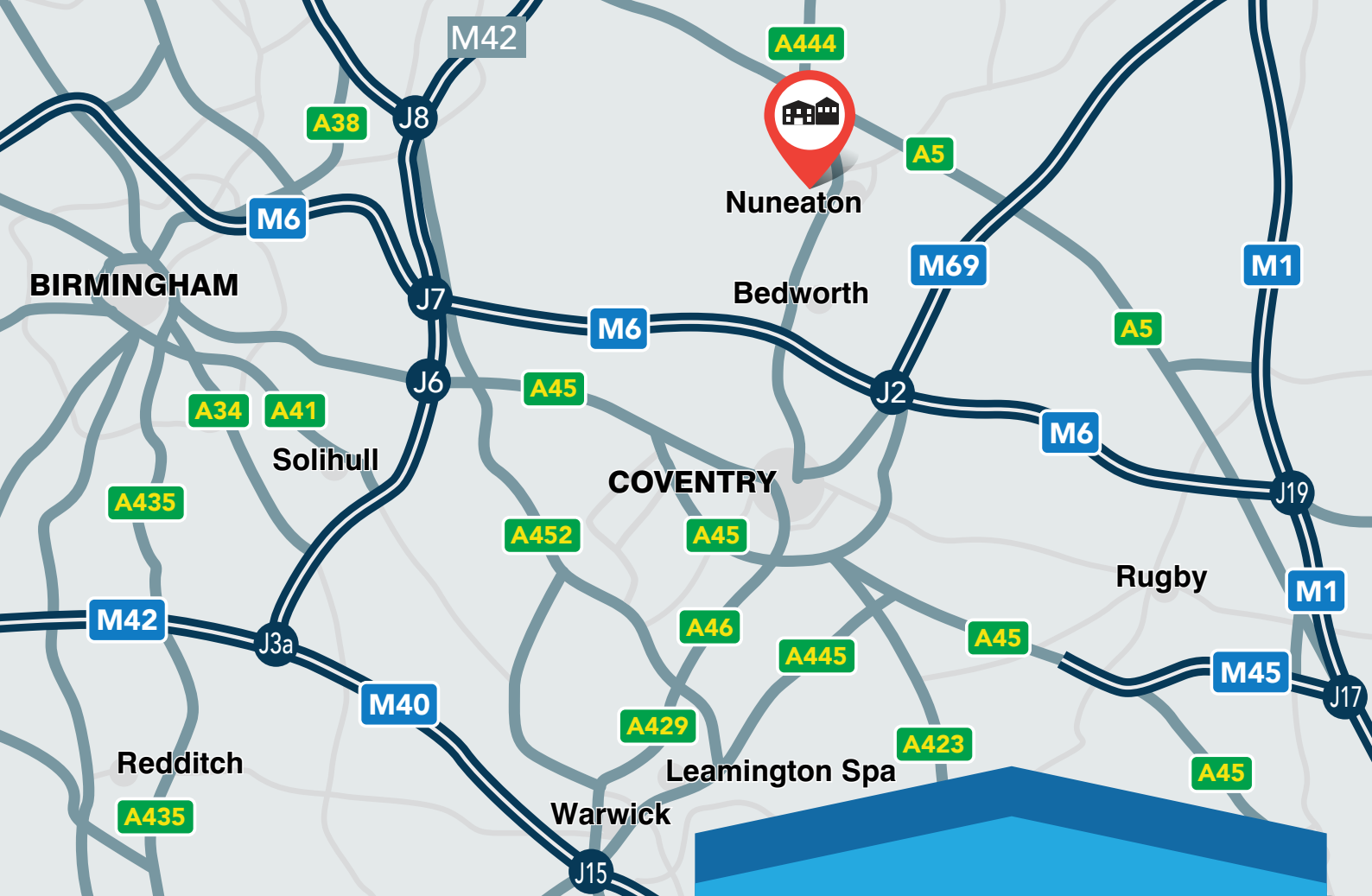
The site is available on a new lease on flexible terms as whole or from 1 acre. Alternatively design and build proposals available on request.

## BERMUDA CONNECTION

Bermuda Connection is a proposed scheme focused on tackling congestion in and around West Nuneaton by creating a direct 1.3mile highway link between West Nuneaton and Griff Roundabout. More details available at [www.warwickshire.gov.uk/bermudaconnection](http://www.warwickshire.gov.uk/bermudaconnection).

At the time of publication of these particulars a final decision has yet to be taken regarding the implementation of the Bermuda Connection scheme





## VAT

Bromwich Hardy stipulate that prices are quoted exclusive of V.A.T. whether or not payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VIEWING

Strictly by appointment through the sole agents.

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### Bromwich Hardy

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## ROAD LINKS

M6 Junction 3	5.1 miles
M69 Junction 1	8 miles
M42 Junction 7A	14.4 miles
M1 Junction 19	18.5 miles

## TRAVEL DISTANCES

Birmingham	24.8 miles
Coventry	10.8 miles
Leicester	21.1 miles
London	103 miles
Manchester	107 miles
Cardiff	130 miles
Folkestone	181 miles
Felixstowe	149 miles

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