



TO LET - MODERN INDUSTRIAL UNIT    87,876 sq ft (8,163.90 sq m)  
ALDERMANS GREEN INDUSTRIAL ESTATE, DUTTON ROAD, COVENTRY CV2 2LE



- **Well located close to the M6 motorway**
- **Well established industrial estate**
- **Modern well specified unit**
- **Large site area of 2.06 hectares**
- **4 Dock Level Loading Doors**

## LOCATION

Coventry is located within the West Midlands, approximately 24 km (15 miles) east of Birmingham and 144 km (90 miles) north of London.

The city benefits from excellent road communications, providing direct access to the M6 and M69 motorways and access to the M40 and M42 motorways via the A46 and A45, Birmingham to Coventry trunk road, respectively.

Rail services are good with Coventry train station providing regular intercity links to London, Birmingham and Manchester, with the fastest journey time by train to London Euston of approximately 65 minutes.

Birmingham International airport is 20 minutes drive time to the west of Coventry, providing access to both domestic and international destinations.

Coventry has an urban population of approximately 303,000 (2001 census) and a population of some 900,000 within 20 km (12 miles) of the city centre.

The strategic location and excellent communication links have attracted numerous major national and international occupiers to Coventry such as Barclays, IBM, Capita, HSBC, National Grid Transco, Coventry Building Society and local government bodies including Coventry City Council. Industrial occupiers of note include Jaguar, Rolls Royce, Meggit, Unipart Group and Nastech.



## DESCRIPTION

The subject property comprises a detached twin bay steel portal frame industrial unit constructed in 1990.

The elevations are a combination of brick and block work to circa 3m with steel profile clad sheeting above under a profiled sheet roof with circa 10% translucent roof lights. Internally the property benefits from a concrete screed floor, a mix of sodium spot lights and strip lighting, gas fired heaters and an eaves height of 7.3m (24') rising to 8.62 m (28'3") at the apex. Office accommodation is provided at both ground and 1st floor level together with mezzanine storage to the front of the property. The offices benefit from solid floors, a mix of strip lighting and suspended ceilings with Cat II lighting and central heating. A portacabin is located beside the unit providing staff lockers and a breakout room.

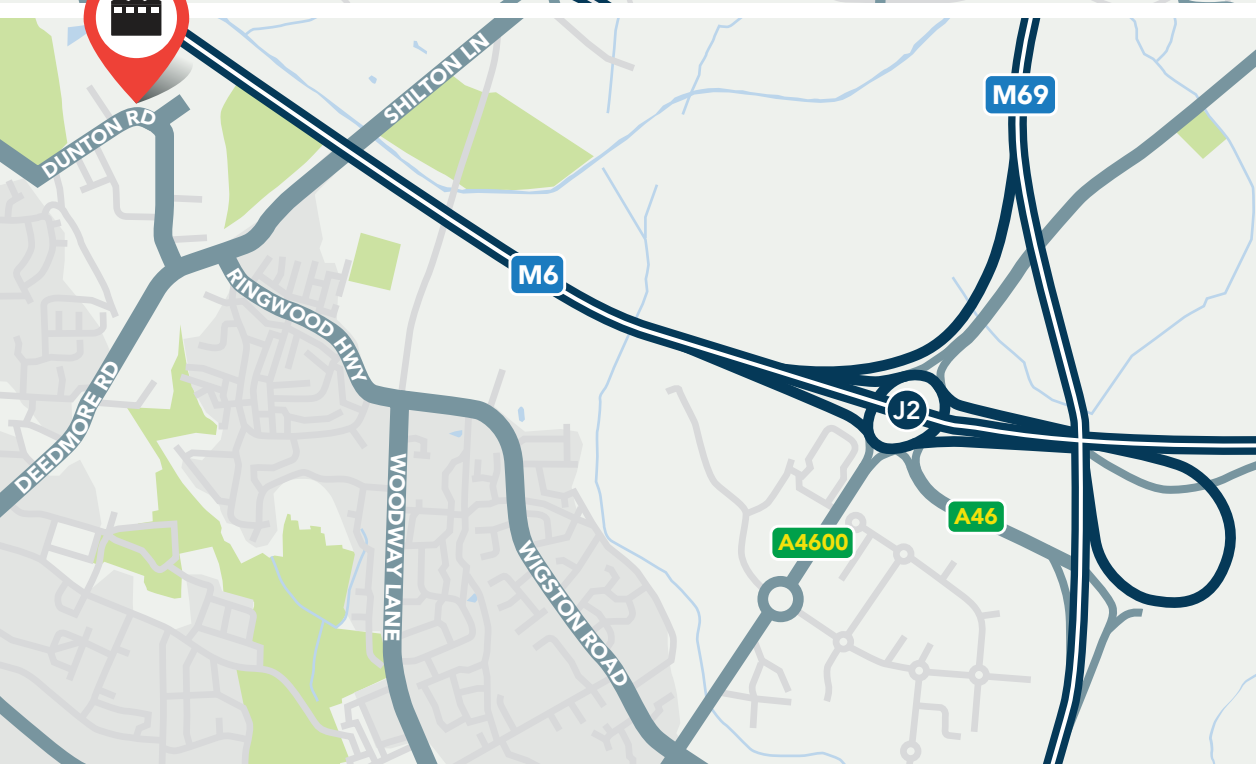
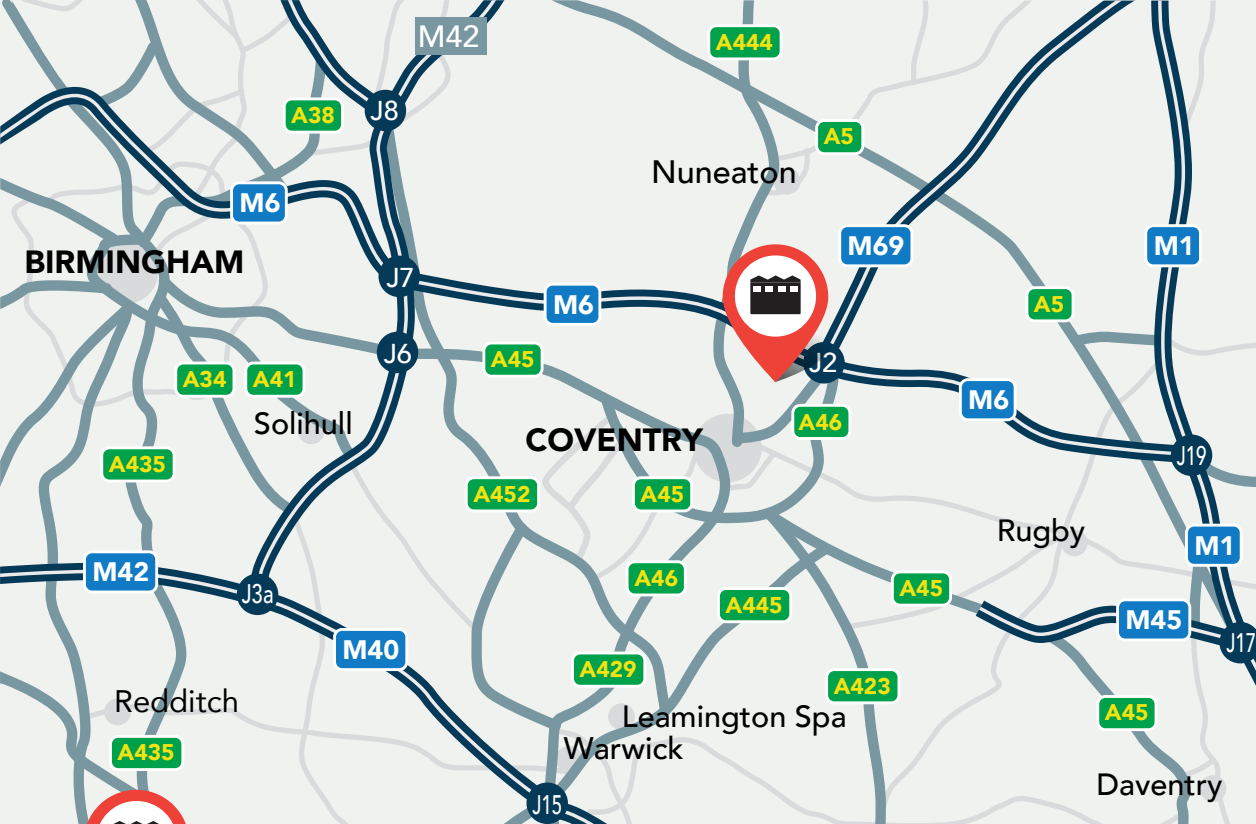
Loading to the units is provided by way of 4 dock leveller loading doors to the front of the property and a further 6 ground level roller shutter loading doors to the side. The latter loading doors benefit from a canopy. Externally the property benefits from a secure yard with flood lights, CCTV and palisade fencing together with a security hut and barrier at the entrance. Within the site there are a total of 44 delineated car parking spaces of which 8 are along the side of the property and the remaining 36 are located to the east of the property..

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following gross internal area:-

Ground Warehouse	75,291	6,994.69
Ground Office	2,507	232.94
1st Office	2,250	209.03
Mezzanine storage	7,828	727.24
<b>Total</b>	<b>87,876</b>	<b>8,163.90</b>





## VAT

The property has been elected for VAT.

## EPC

Copies of EPC's are available on request

## RENT

**£400,000** per annum exclusive

## LEASE

A new Lease for a term to be agreed is available



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