

STORAGE LAND & WORKSHOP SPACE TO LET.

COLESHILL ROAD • ANSLEY COMMON •
NUNEATON • CV10 0QN



- 14,859 Sq Ft on 1.18 Acres
- Suit a Range of Uses STPP
- Prominent Roadside Location

- Flexible Internal & External Space
- Office & Workshop Space
- Further 0.7 Acre Yard Also Available with PP for 100 Storage Containers



FLINT
REAL ESTATE



DESCRIPTION

Useful extensive land and buildings providing good quality external storage & yard space and internal functional warehouse space

- Concrete & hardstanding yard areas
- Vehicle loading door to warehouse / workshops
- Useful office & welfare facilities
- 1.18 Acres with further 0.7 acre concrete surfaced yard
- Fenced & secure site
- 3 phase power supply
- Suit various industrial, storage uses
- Ideal transport, or haulage depot
- Further 0.7 acres of concrete hardstanding with full planning for container storage for 100 containers
- Site is available as a whole or split



LOCATION

The property is at Ansley Common, North Warwickshire, on the B4114 Colehill Road. The B4114 runs south east to Nuneaton town centre, about 3 miles away. The M42 and M6 motorways are about 7 miles to the west.

Nuneaton's A444 connects to Junction 3 of the M6, giving access to Coventry, Birmingham and the national motorway network.



SAT NAV: CV10 0QN



FRIES.COARSER.CASSETTES



AREAS

The site extends to 1.18 acres with an additional 0.7 acres available via separate negotiation which has full planning for container storage for 100 containers.

	Sq M	Sq Ft
Building (GIA)	1380.45	14,859

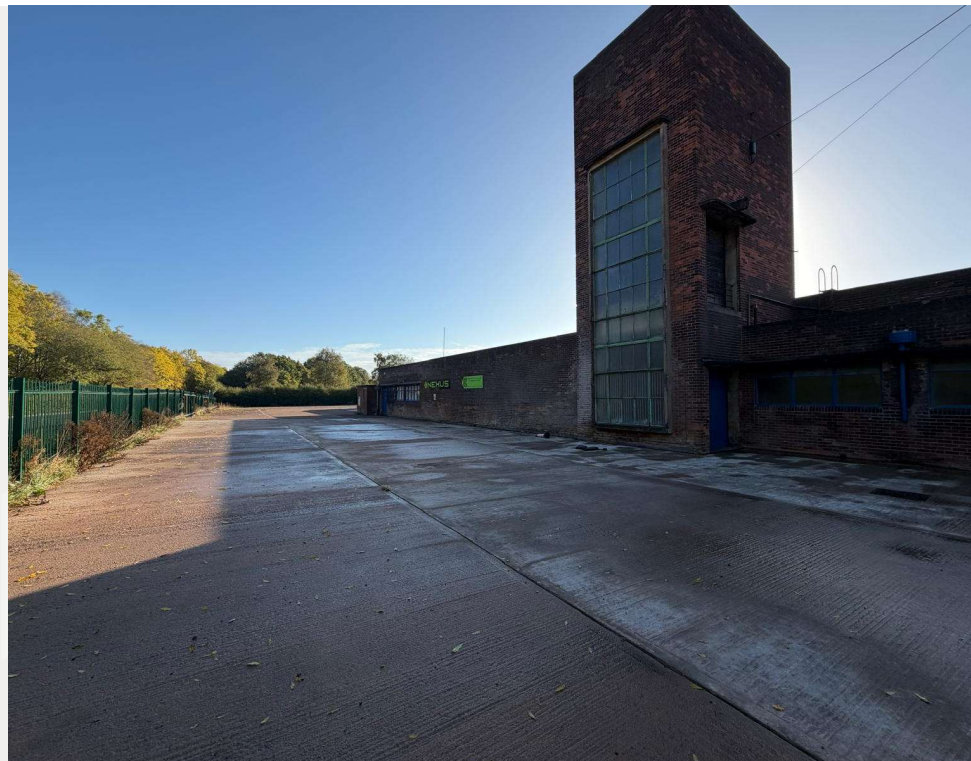
ASKING RENT / TERMS

Rent on application. Terms to be agreed.

BUSINESS RATES

Rateable Value: £67,500

Please note this is not the rates payable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: E

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

VAT

Rent quoted is exclusive but may be subject to VAT.

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