

**BEAKE
AVENUE**

**TO LET
SUBSTANTIAL WAREHOUSE
INDUSTRIAL PREMISES**

**COVENTRY
CV6 4AA**

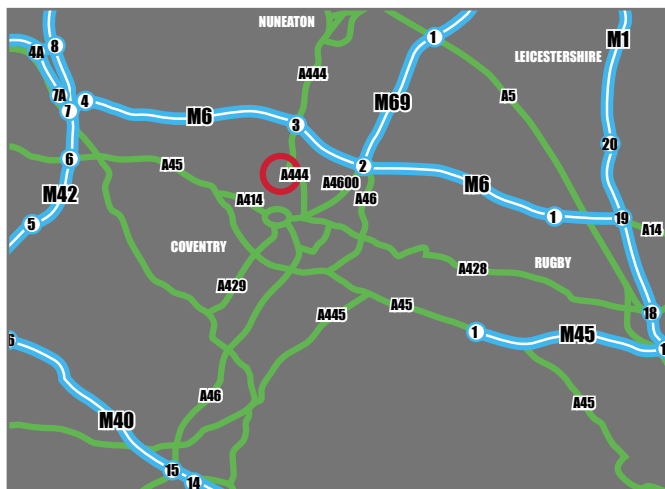


**223,470 SQ FT ON 11.8 ACRES
(20,760 SQ M ON 4.8 HECTARES)**

**42 loading doors - provision for further 36 doors
2 clear 100,000 sq ft (9,290 sq m) Bays
Substantial marshalling yard
Fully fitted with heating, lighting, sprinklers, fire and burglar alarms**

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LOCATION

The property is located close to the junction of Holbrook Lane and Phoenix Way, which in turn provides dual carriageway access to junction 3 of the M6, approximately 2 miles to the north. Coventry City Centre is approximately 2 miles to the south.

- Birmingham 18 miles
- Leicester 20 miles
- London 92 miles
- Birmingham Airport 10 miles
- Coventry Airport 4 miles

DESCRIPTION

- Single storey steel frame building
- 20 ft (6.1m) clear working height
- 2 clear bays of 100,000 sq ft approx
- Additional mezzanine area 20,261 sq ft (1,882 sqm)
- Single storey brick offices
- Ample lorry marshalling & car parking areas
- 41 dock level loading doors
- 1 land level loading door

ACCOMMODATION

Main Warehouse

537ft 5in x 404ft 11in Total 217,610 sq ft (20,216.20 sq m)

Amenity block to Swallow Road frontage

372ft 1in x 15ft x 9in Total 5,860 sq ft (544.30 sq m)

Total Gross Internal Floor Area

Total 223,470 sq ft (20,760 sq m)

Mezzanine

168ft 10in x 120ft 1in Total 20,270 sq ft (1,883 sq m)

SITE AREA

The building occupies a site of approximately 11.8 acres (4.8 hectares).

SERVICES

- All mains services
- Sprinkler system
- Gas heating to warehouse and offices
- Sodium lighting to warehouse
- Emergency lighting
- Fire alarm system installed

TENURE

The property is available leasehold on flexible lease terms.

RENT

£3.75 sq ft for a lease of 3 years.

£3.50 sq ft for leases of 5-9 years.

£3.25 sq ft for leases of 10 years and over.

All lease terms to be without provision for breaks.

VAT

All above rents are exclusive of VAT.

BUSINESS RATES

Rateable Value (2005/06): £665,000

Prospective occupiers are recommended to make their own enquiries to confirm the precise rates liability.

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by prior appointment with the joint sole agents:

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