

For Lease

Distribution Warehouse



Hazell Way

Nuneaton, CV10 7PQ

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 154,391 Sq Ft
£ On Application

Key Features

- ▶ Working height 9m
- ▶ 20% roof lights
- ▶ LED and Fluorescent lighting
- ▶ 10 dock level loading doors
- ▶ 4 level access loading doors
- ▶ 30m deep yard area
- ▶ 2-acre, potential additional storage / yard area
- ▶ 2 storey office accommodation

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Location

The premises is approximately 4 miles to the North of Junction 3 of the M6. Access is via the A444. From Q1 2024 a new road from the Griff Roundabout via St Georges way over the A444 will provide enhanced access to the property and the National Highway Network.

Description

The Property comprises a large high bay storage and distribution warehouse located on the western side of Hazell Way. The building dates to the 1960s in addition and an area of land, to the west of the side of the building. In addition, the building offers an open storage yard located on the eastern side of Hazell Way, consisting a mix of hardcore and concrete surfacing. The area is trapezoidal in shape and level extending too approximately 0.81 hectares (2.0 acres).

Accommodation

Area	Sq Ft	Sq M
Warehouse & Offices	154,391	14,342.92
Total	154,391	14,342.92

Business Rates

Rateable Value
£432,500

Tenure

The property is available on a lease to be agreed.

EPC

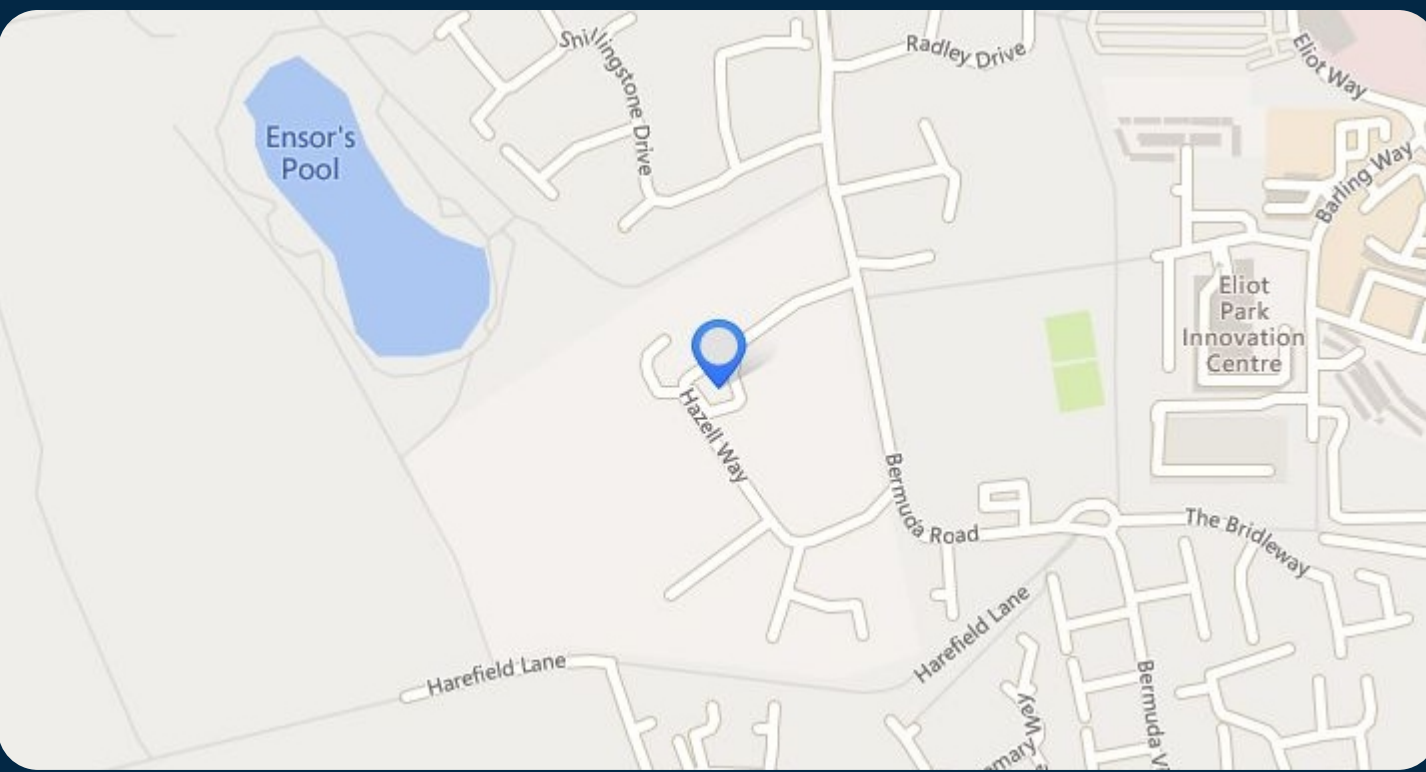
Available upon request.

VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Viewing

Viewings are via appointment with Bromwich Hardy or our joint agents Cushman & Wakefield

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include.

Corporate structure and ownership details;
Identification and verification of ultimate beneficial owners;

Satisfactory proof of the source of funds for the

Buyers/ funders/lessee



Tom Bromwich

Contact us with any queries about the property or to book a viewing

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Caine Gilchrist

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