



Ivy Farm, Congerstone, Nuneaton, CV13 6LW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£60,000 Per Annum

- Modern, Secure Units in a Rural Setting
- Extending to approximately 870² (9,361 sq. ft)
- Available from Q2 2025.
- Steel Portal Frame Construction
- Eves high of 5.5m

Modern, Secure Units in a Rural Setting.

This newly converted, facility is situated in a secure rural location, enclosed by a security fence.

Each unit offers approximately 870m² (9,361 sq. ft) of versatile space. The front elevation of each unit is equipped with individual roller shutter service doors, providing easy access. Ample parking is available.

The nit is fitted with three-phase electricity, a kitchenette, and a W.C.

Description

This newly converted unit constructed of a steel portal frame construction, featuring an eaves height of 5.5 meters. The building is equipped with an insulated steel profile sheet roof, for thermal efficiency. The floor is constructed of reinforced concrete, providing durability and load-bearing capacity.

Location

The property is located on Bilstone Road , on a rural industrial estate between Coalville and Atherstone.

Road connections: M1, J22 ten miles / A444 four miles / A5 seven miles / A42 six miles.

Accommodation

The completed unit will offer approximately 870m² (9,361 sq. ft) GIA,

Services

Single and Three Phase electricity and mains water and drainage will be connected to the property.

Terms

The premises will be offered under a new fully repairing and insuring (FRI) lease, with an anticipated term of 3 to 5 years.

Legal Costs

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

EPC

Business Rates

The business rates are currently being assessed and await and inspection date.

Viewing

To arrange a viewing please contact the commercial team: 01386 765700

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice



Plan



For further information please email commercial@sheldonbosleyknight.co.uk