



Bayton Road, Coventry, CV7 9EJ

£58,000 Per
Annum

- Location
- Planning consent in place
- Sustainability & EPC
- Flexible FRI lease terms
- New build
- Servicing & EV provision

Property Description

The proposed development comprises a new, high-quality industrial unit designed for storage and general industrial use (Use Classes B2/B8). The unit will be constructed to modern specifications, with a focus on sustainability and efficiency. The building will feature a secure yard area, allocated parking, and provision for cycle and refuse storage, as well as electric vehicle charging points. Access will be via the approved entrance point from Bayton Road, with full compliance to highway safety and construction management requirements.

Location

The property is situated on Bayton Road, Exhall, within the well-established Bayton Road Industrial Estate, one of Coventry and North Warwickshire's premier industrial locations. The estate provides excellent access to the regional motorway network, with Junction 3 of the M6 located approximately 1.5 miles to the west, linking to the M69, M1, M42, and wider national routes. The area is home to a range of local, regional, and national occupiers, benefiting from strong transport connectivity and a skilled local workforce.

Rates

The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Lease Comments

The property will be available on a new full repairing and insuring (FRI) lease, with terms to be negotiated. Lease lengths are anticipated to be in the region of 5-10 years, subject to covenant strength and agreement between the parties.

Legal Costs

Each party to pay their own legal costs in respect of the transaction including VAT and stamp duty if applicable.

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