

Hemdale Business Park

Units 1, Finch Way Nuneaton, CV11 6TQ

TO BE REFURBISHED

TO LET

**Warehouse/
Distribution Facility**

17,916 sq ft (1,664 sq m)

- Prominent Business Park location
- 8.5m eaves
- Two service yards
- Dock level loading
- Parking for 33 cars
- Warehouse "fit out"
- Self contained secure site

LOCATION

The property occupies a prominent position on the favoured Hemdale Business Park on the eastern outskirts of Nuneaton.

The location is particularly convenient for access to the A5 trunk road to the north of Nuneaton or alternatively for access via the A444 to the M6 Motorway at Junction 3 which is approximately five miles distant. Nuneaton Town Centre itself is approximately 1.25 miles distant.

Local occupiers include Digraph, Bito Storage Solutions, XYZ Machine Tools, Advanced Diagnostics and Nutripack.

DESCRIPTION

The property comprises a high specification warehouse facility with two storey offices occupying a secure fully fenced site with ample external car parking and segregated car and lorry access points.

The premises benefit from four dock level loading doors (two on each side of the unit) offering greater flexibility for operational flow for goods in and out. There is also one level access loading door at one end of the warehouse which has 8.5m eaves and benefits from suspended warm air blowers and high bay lighting.

In addition the offices have the benefit of a gas fired central heating system, with part air conditioning and double glazed windows and doors.

A fire security system and intruder alarm system is also installed and there is good wc provision and staff welfare space.

ACCOMMODATION

	AREA SQ FT	AREA SQ M
Warehouse Area	14,912	1,385
Offices (Ground Floor)	1,463	136
Offices (1st Floor)	1,541	143
TOTAL	17,916	1,664

All measurements detailed in these particulars are approximate.

The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded. Designed and produced by Q Squared Design Ltd. Tel: 01 789 730833. September 2020

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

SERVICES

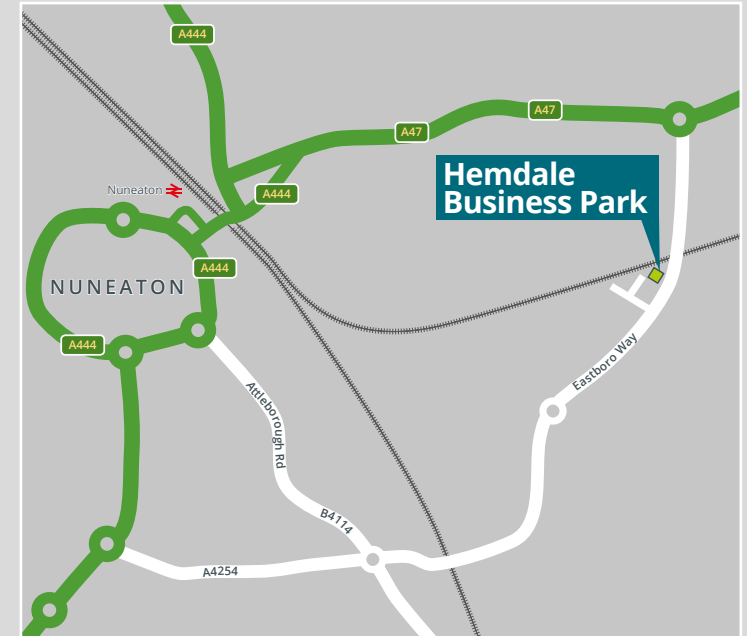
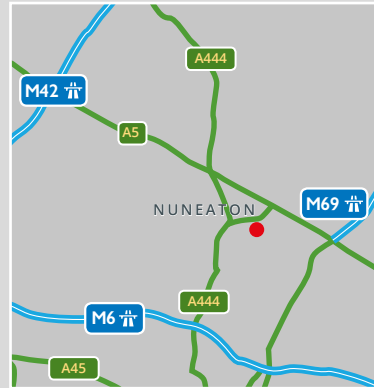
Mains water, drainage, gas and electricity are connected to the premises.

TERMS

A new full repairing lease is available on terms to be agreed. Please contact the Agents for further information.

LEGAL COSTS

Both parties are responsible for their own legal costs in respect of any transaction.



VAT

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

RATEABLE VALUE

To be re-assessed for rating purposes. For further information contact: Nuneaton & Bedworth Borough Council 024 7637 6376 customer.services@nuneatonandbedworth.co.uk

EPC RATING: B

VIEWING For further information or to view, contact:



Adam McGuinness
adam.mcguinness@mwre.co.uk

Nick Waddington
nick.waddington@mwre.co.uk
0121 285 9470



John Pugh
john.pugh@loveitts.co.uk