

**TO LET**  
**SECURE DEPOT / STORAGE LAND**

3,820 sq ft (354.85 sq m) on 0.71 acres



- **Self-contained secure site**
- **Serviced and concreted 0.71 acre yard**
- **Excellent access to the surrounding road networks**
- **Available from June 2018**





# GERALDEVE



### Location

The property is located in Lea Marston, near Sutton Coldfield, accessed from Coton Road. There are direct links to the Kingsbury Road, linking to Dunton Island/Junction 9 of the M42 and T1 of the M6 Toll motorways.

### Description

The property comprises the following specification;

- Steel portal frame warehouse with brick elevations
- 4 ground level loading doors
- High bay lighting
- 3 suspended hot air blow heaters
- 4.1m eaves height
- Ground and first floor offices with separate reception
- 2 WC's
- Existing CCTV system available for use
- Securely fenced, serviced and concreted 0.71 acre site
- Low site density of 12.4%

Refurbishment is due to be undertaken.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) as follows:

Warehouse	2,079 sq ft (193.18 sq m)
Ground Floor Office	766 sq ft (71.14 sq m)
First Floor Office	717 sq ft (66.57 sq m)
Reception	258 sq ft (23.96 sq m)

**Total GIA** 3,820 sq ft (354.85 sq m)

Total Site Area 0.71 acres

### Tenure

The property is available on a leasehold basis from June 2018

### Rent

On Application

### Planning

We understand the premises are authorised for their current use as warehousing and a transport yard. Any interested parties are advised to make their own enquiries with North Warwickshire Borough Council.

### Rateable Value

The property has a current rateable value of £24,250 in the 2017 Rating List.

### EPC

An EPC has been commissioned and will be available from the agent.

### Viewing

By appointment only through the sole agents, Gerald Eve LLP:

Georgina Harrington  
gharrington@geraldeve.com  
Tel. 0121 616 4833

George Bassi  
gbassi@geraldeve.com  
Tel. 0121 616 4834



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