



To Let / May Sell

Building currently under full refurbishment

Industrial/Warehouse Premises

- Industrial Warehouse extending to approximately 75,955 sq ft
- 1.2 acre expansion land
- Height to haunch up to 6.71 m
- 3 level access doors
- 1,700 KVA power supply

Former Doncasters Sterling International Building

Colliery Lane

Bayton Industrial Estate

Coventry

CV7 9NW

Carl Durrant
0121 214 9950

Steven Jagers
0121 214 9953

SUBJECT TO CONTRACT
January 2018



Location

The property is located on the established Bayton Road Industrial Estate, which is approximately 7 miles north of Coventry City Centre, 20 miles east of Birmingham City Centre and 23 miles south west of Leicester.

Junction 3 of the M6 motorway is approximately 2 miles to the south, which in turn provides access to the wider West and East Midlands motorway networks. Occupiers on the estate are Brose, Redland, Excel, Machine Tools, Aerosmith Engineering, Premier Sheet Metal and United Polymers.

Description

A two bay steel portal frame building on a secure site on approximately 76,109 sq ft, which comprises a warehouse and two storey offices at the front of the building. There are also further offices on the second floor which are an integral part of the building. The height to haunch is 6.71 m with a height to eaves of 7.55 m. There are 3 No level access loading doors, with plans for the landlord to incorporate further doors. The building also benefits from a 1,700 KVA power supply.

The building benefits from a 360 circulation road with car parking to the front.

There is a gatehouse and barrier as you enter the premises. The building sits on an area of approximately 5.35 acres. 2.1 acres of which is expansion land.

Access to the site is off Colliery Lane, located off the B4113 (Blackbank) which in turn provides access to Junction 3 of the M6 motorway.

Accommodation

Floor area	Ft ²	M ²
Warehouse	65,470	5,785.50
Ground floor offices at front	3,119	290.45
1 st floor offices at front	3,126	289.78
1 st floor offices within the warehouse	4,142	384.84
Gatehouse	96	8.94
Total	75,955	7,056.37

Services

We understand that mains electricity, gas, water and drainage are connected to the property. We advise interested parties to check the position with their contractors/advisors.

Tenure

The building is available on a leasehold basis, terms to be agreed. Alternatively, the building may be sold freehold.



Rateable Value

We understand the premises are currently assessed for business rates as follows:

Premises: Sterling International Technology Ltd, Colliery Lane, Exhall, Coventry, CV7 9NW

Rateable Value: £310,000 per annum – To be reduced due to full refurbishment and re-configuration of unit.

Description: Works and premises

We advise interested parties to make their own enquiries with the Local Authority who are Nuneaton & Bedworth

VAT

The property is subject to VAT

Price

Price upon application.

Planning

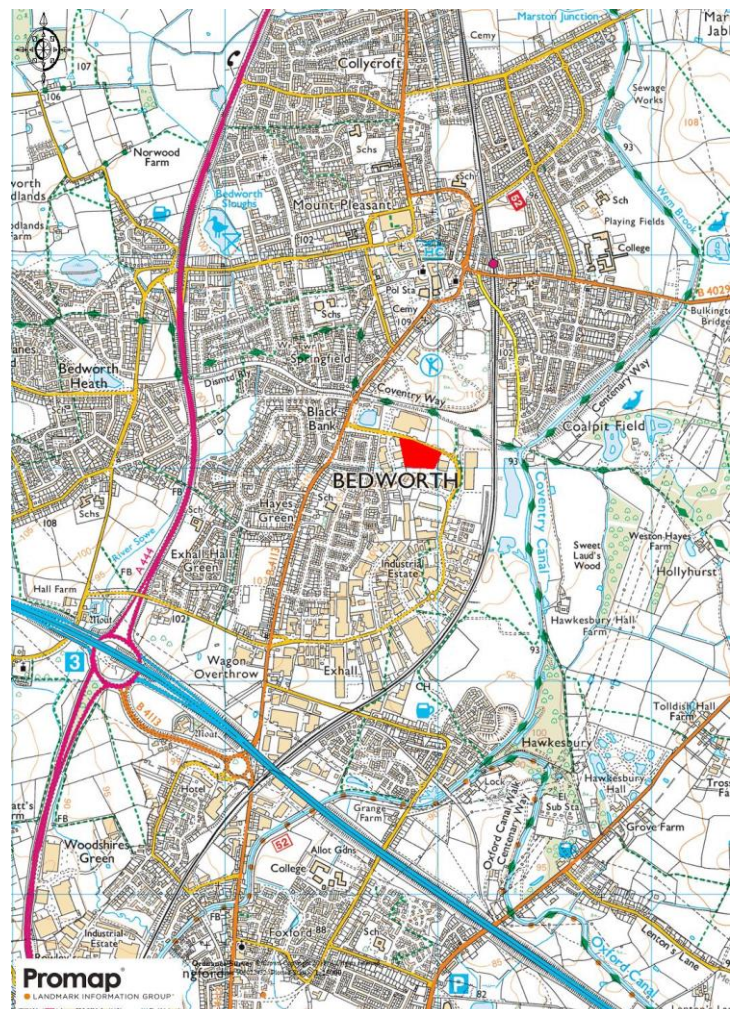
Planning details can be obtained from the local authority.

Legal Costs

Each party is to be responsible for their own legal fees incurred in this transaction.

EPC

C-69



Location Plan



Disclaimer

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract;
- b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise;
- c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property;
- d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

© 2018 Jones Lang LaSalle IP, Inc.

