

SUBJECT TO A FULL REFURBISHMENT



TO LET Warehouse/Industrial Unit
53,950 sq.ft (5,012 sq.m)

Unit 9, Progress Way, Binley Industrial Estate, Coventry, CV3 2ND

- Self-contained fully fenced facility
- High bay distribution facility
- Ground and first floor offices
- Ample loading and parking
- Good road network connections

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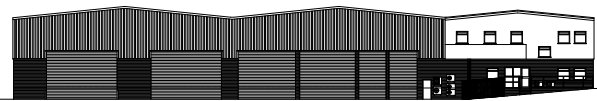
lcpgroup.co.uk



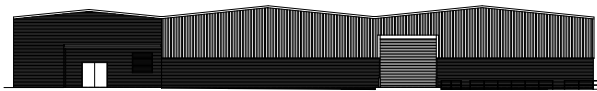
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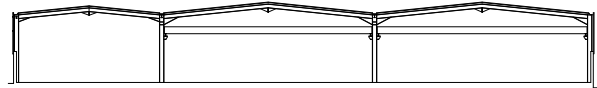
Elevations and Floor Plan



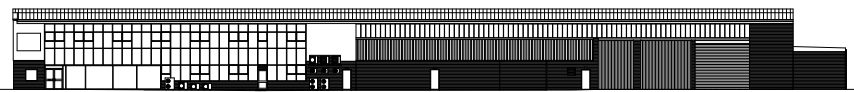
Side Elevation



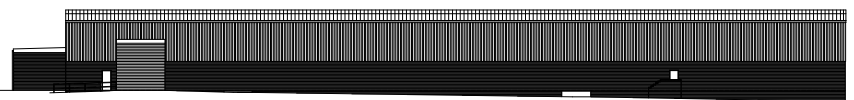
Side Elevation



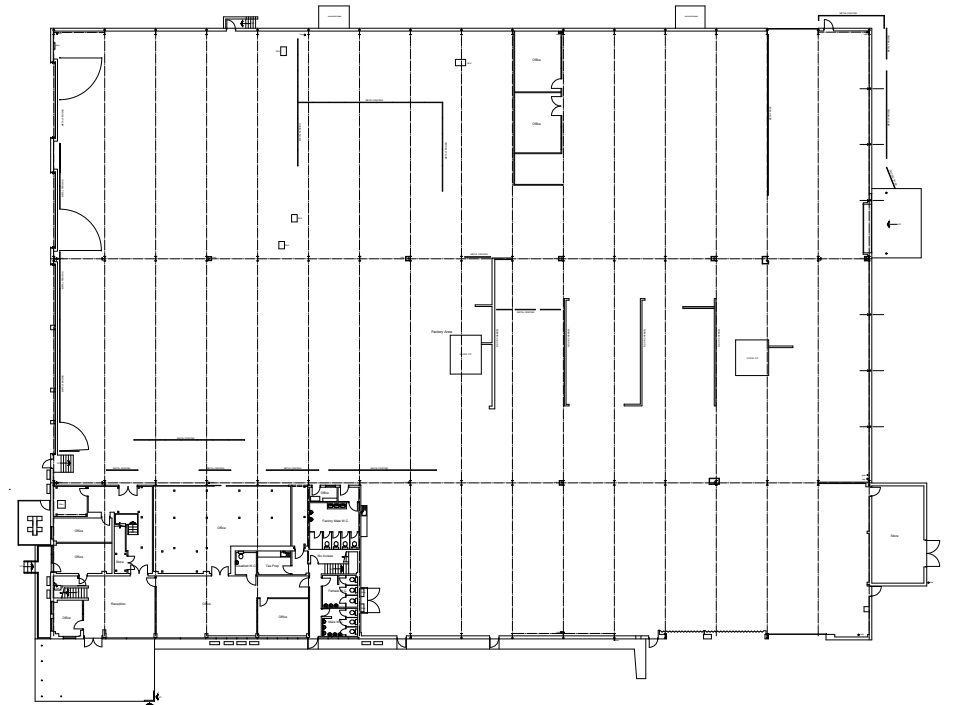
Typical Section



Front Elevation



Rear Elevation



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Areas (Approx. Gross Internal)

GF Warehouse	47,558 sq.ft	(4,418 sq.m)
GF Office & Ancillary Areas	4,078 sq.ft	(378 sq.m)
First Floor	2,314 sq.ft	(215 sq.m)
TOTAL	53,950 sq.ft	(5,012 sq.m)

Description

- 6 dock level doors ranging from W2.9m-7.5m by H3.8m
- 8 level doors ranging from W3.65m-5.64m by H4.98m
- 6m eaves to the base of the haunches and 7.5m to the apex on all 3 bays
- LED lighting throughout
- Ample car parking and yard space

Office

- Main reception with male and female toilets
- Ground and First floor offices
- Kitchen/tea prep area

Rent

POA

Energy Performance

Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

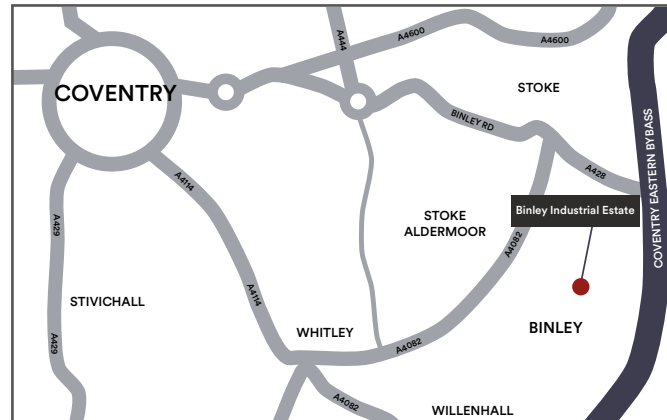
All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Location - CV3 2ND

Binley Industrial Estate is situated three miles east of Coventry city centre.

Access to Rugby can be gained by taking the A428 westwards. The nearby A46 connects to J2 of the M6/M69 intersection to the north, as well as Coventry Airport and the M40 motorway to the south.

The site benefits from excellent transport links and a number of local amenities, making it a convenient and attractive location for businesses and employees alike.



Distance from Local Areas (Approx.)

Rugby	8.7 Miles
Nuneaton	11.9 Miles
Leicester	23.6 Miles
Birmingham	26.8 Miles
Northampton	36.8 Miles



Viewing

Strictly via prior appointment with the appointed agents



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