



**SIDDALL JONES**

UNIT 21, BAYTON ROAD INDUSTRIAL ESTATE, CRONDAL ROAD,  
COVENTRY, CV7 9GA

LAND TO LET | 0.85 ACRES

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Secure Yard Premises with Self-Contained Office Accommodation

- Easy Access to A444 and M6
- Secure Site
- Part-Concreted
- Office Accommodation



## DESCRIPTION

The site is broadly rectangular in shape and bounded on all sides by palisade fencing.

Access is via large secure gates from Crondal Road.

The surface is a mixture of concrete pad and compacted hardcore, which is level throughout.

The office accommodation provides reception area, kitchen, WC facilities and several cellular office spaces / meeting rooms.





## ACCOMMODATION

Office: 1,360 ft<sup>2</sup> (126.35 M<sup>2</sup>) approx.  
Site Area: 0.85 acres (0.35 Hectares) or thereabouts.

## TERMS

Price on application.

## VAT

All prices quoted are exclusive of VAT, which we understand is payable.

## BUSINESS RATES

Rateable Value: £34,000  
Rates Payable: £17,000 per annum approx.

## SERVICES

We understand all mains services are available to the site.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## PLANNING USE

We understand that the site has planning permission granted under Use Classes B1 and B8.

## LEGAL COSTS

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

## ENERGY PERFORMANCE

Available upon request from the agent.

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

## VIEWING

Strictly via prior appointment with the sole agent Siddall Jones on 0121 638 0500

## SERVICE CHARGE

n/a

## LEASE

New Lease

## POSSESSION

Available Immediately

## POSSIBLE USE CLASSES

Class B2 - General Industrial

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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