

TO LET

HIGH QUALITY WAREHOUSE UNIT



6,719 sq ft
(624.21 sq m)

Unit 2
Centrovell Industrial Estate
Caldwell Road, Nuneaton, CV11 4NG

BROMWICH
ARDY
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HIGH QUALITY END OF TERRACE WAREHOUSE UNIT 8 MINUTES FROM M6

KEY FEATURES



Clear internal
height 5.62m



Internal Eaves
height 6.33m



Electric Roller Shutter



Excellent Parking



DESCRIPTION

Unit 2 comprises a high quality, end terrace warehouse. To the right of the building is the main pedestrian entrance, into two storey office accommodation. The unit is of steel portal frame construction, benefits from a large shared yard and provides excellent parking provision.

LOCATION

Centrovell Industrial Estate is strategically located on the southern outskirts of Nuneaton, less than half a mile from the A444 which links directly to Coventry. Junction 3 of the M6 motorway can be reached in under 10 minutes, providing connections across the country. Nuneaton town centre is less than a mile to the north.



ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor Warehouse	5,441	505.5
Ground Floor Office	639	59.33
First Floor Office	639	59.33
Total (GIA)	6,719	624.21

TENURE

The property is available on a lease to be agreed.

SERVICE CHARGE

Further information available upon request.

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