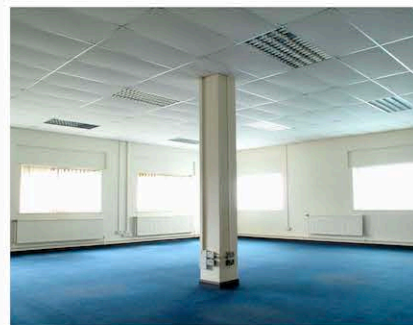


INDUSTRIAL  
SPACE

TO LET

NEWBOLD ROAD,  
CONVENTRY,  
WEST MIDLANDS



## ADDRESS AND SIZE

Coventry, West Midlands, CV21 1DH

32,145 sq ft

## SUMMARY

Offering a substantial amount of versatile industrial space, Newbold Road is the perfect property for any business seeking a new head office in the north of England.

## VIEWING

Arrange a viewing with one of our experienced agents using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

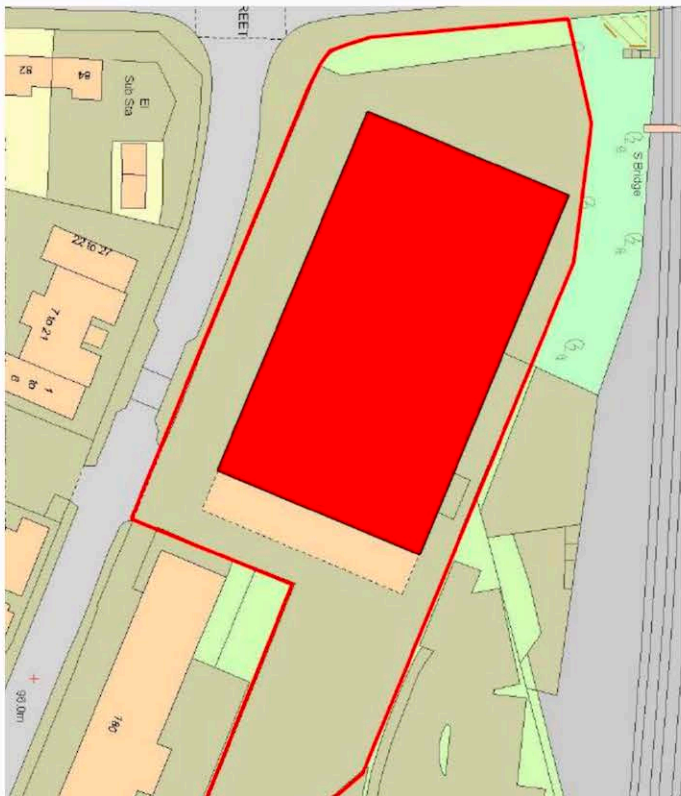
## GET IN TOUCH

☎ 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business  
space to let throughout the UK



## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000  
 pallmallestates.co.uk  
 High value, low cost, flexible business space to let throughout the UK

## DESCRIPTION

Offering a substantial amount of versatile industrial space, Newbold Road is the perfect property for any business seeking a new head office in the north of England.

The warehouse space itself is substantial, measuring 20,300 sq ft. The space is very versatile, adaptable enough to suit the needs of more or less any business. The warehouse has a eaves height of 12.6 ft (3.85 m) and to the rear has a full width covered canopy with access via one roller shutter door of 12.5 ft high by 10 ft wide.

A high quality, full 9,000 sq ft office space is also included, the perfect base from which to manage the whole company.

Access to the building is also excellent. There is a full width covered canopy and one roller shutter door to the warehouse, and enough parking space for 38 vehicles. There's also a 3,000 sq ft service yard ideal for storing stock or even for parking any vehicles that aren't in use.

## LOCATION

Transport access to Newbold Road is excellent. Less than a mile away, Rugby Rail Station offers direct access to both London Euston and Birmingham New Street, both of which provide further links to the rest of the UK. The M6 and the M45, meanwhile, are both within 3 miles of the site. Newbold Road additionally comes with the added potential of opening a direct rail link to the estate.

## APPROXIMATE DRIVING DISTANCES

Rugby Rail Station	
M6, Junction 1	0.7 mile
M45	2.3 miles
M1, Junction 19	4.0 miles
	5.2 miles

## UNIT SIZES

	Sq ft	Sq m
Warehouse	20,300	1,885
Ground floor & first floor office	9,000	838
Rear canopy	2,700	250
<b>Total</b>	<b>32,000</b>	<b>2,973</b>

## FEATURES

- Eaves height of 12.6 ft (3.85 m)
- Rear canopy and loading area
- Service yard of 3,000 sq ft (280 sq m)
- Parking for 38 vehicles
- Potential direct rail link
- Versatile and large office block
- M1, Junction 19, 5.2 miles

## LEASE TERM

Flexible lease terms are available on application

## TERMS & CONDITIONS

Subject to contract, this is a preliminary document. Conditions under which particulars are issued by Pall Mall Estates for themselves, for their joint agents and for the vendors or lessors of that property whose agents they are, are set out in Part 1 of the particulars and set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. In all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. All rent and prices are quoted exclusive of VAT. December 2014