



Ryton on Dunsmore | Oxford Road | Coventry | CV8 3EJ



Open storage land



24/7 on-site security



Excellent accessibility



Near Coventry Airport



Major distribution location

LOCATION

The site is located on the A423 Oxford Road, Ryton-on-Dunsmore to the south of Prologis Park Ryton, one of the premier industrial estates in the West Midlands which is home to occupiers such as Jaguar Land Rover, UK Mail, DHL and Pantos Logistics.

The site is located in close proximity to the A45 and A46 from where there is fast access to J2 of the M6, J1 of the M69 together with J17 of the M1 and J15 of the M40.

DESCRIPTION

The land extends to approximately 16 acres with immediate access onto the A423 Oxford Road.

The site is a mixture of concrete, tarmacadam and block paving surfaces. There are a number of secondary industrial buildings on site, along with ancillary offices and small transport office.



PLANNING

The site benefits from planning consent for open storage and B2/B8 uses on part.

HOURS OF USE

Operational hours restricted from 7.00 am to 7.00 pm only.

ON-SITE SECURITY

The site benefits from a 24/7 manned, security gatehouse at the entrance of the estate.

SERVICES

Water and electricity will be connected to the plots.

SERVICE CHARGE

Included in the rent.

RENT

On application.

TERMS

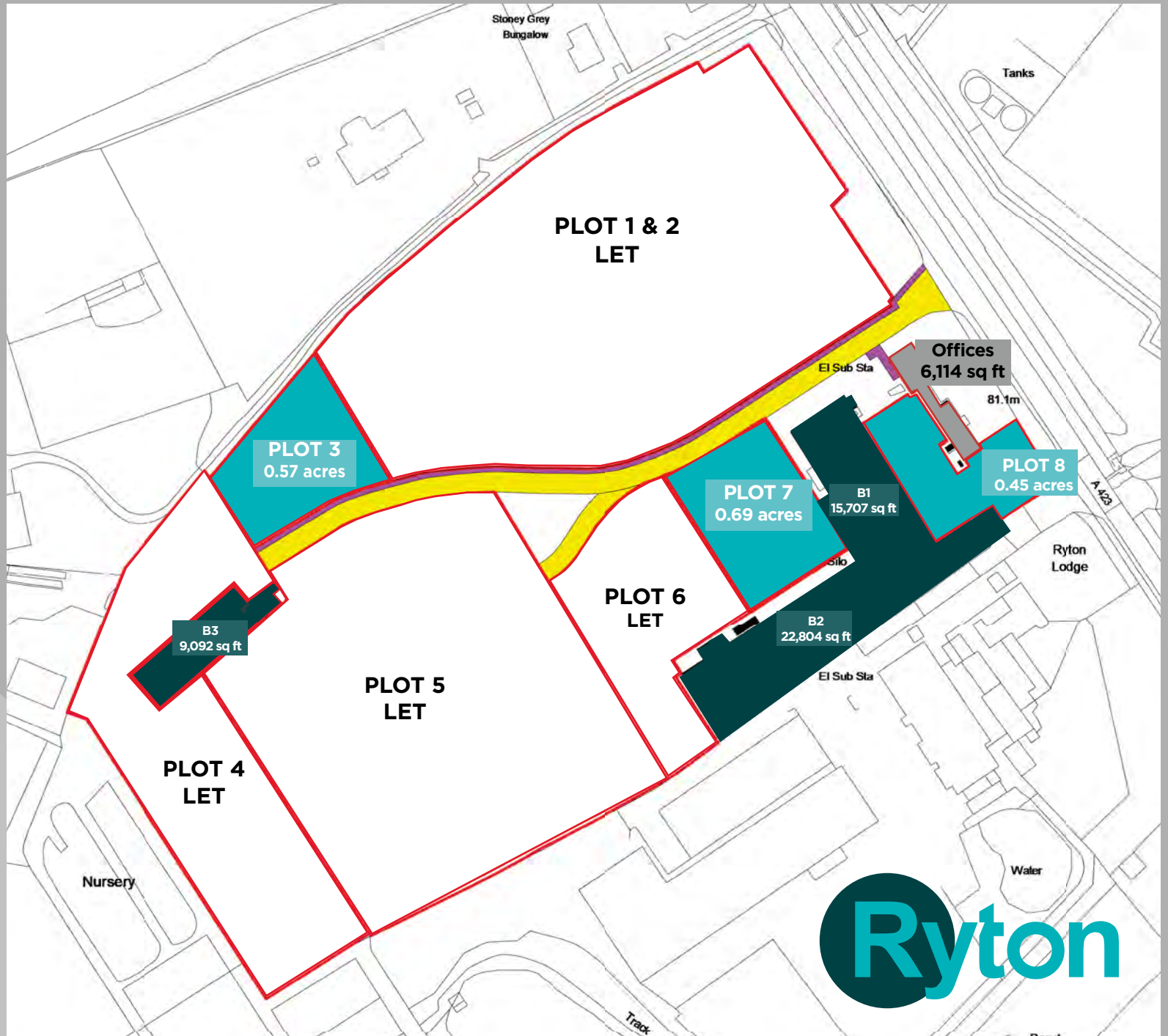
The plots are available by way of new full repairing and insuring leases on terms to be agreed.

LEGAL COSTS

Each party to pay their own legal costs in this transaction.

VAT

VAT will be payable in this transaction.





FURTHER INFORMATION

For further information, please contact the joint agents.

**AVISON
YOUNG**

024 7663 6888
avisonyoung.co.uk

David Tew

07920 005081

david.tew@avisonyoung.com

Chris Hobday

07552 558551

chris.hobday@avisonyoung.com

darbykeye.co.uk

**Darby
Keye**

0121 647 3541

James Darby

07951 147 417

james.darby@darbykeye.co.uk

Chris Keye

07951 147 421

chris.keye@darbykeye.co.uk

SAT NAV: CV8 3EJ

IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Designed and Produced by Q Squared Design Ltd. Tel: 01789 730833. MARCH 2023