



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.



PLANNING

The site benefits from planning consent for open storage.

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.

SERVICE CHARGE

Included in the rent.

RENT

£53,000 per annum exclusive.

TERMS

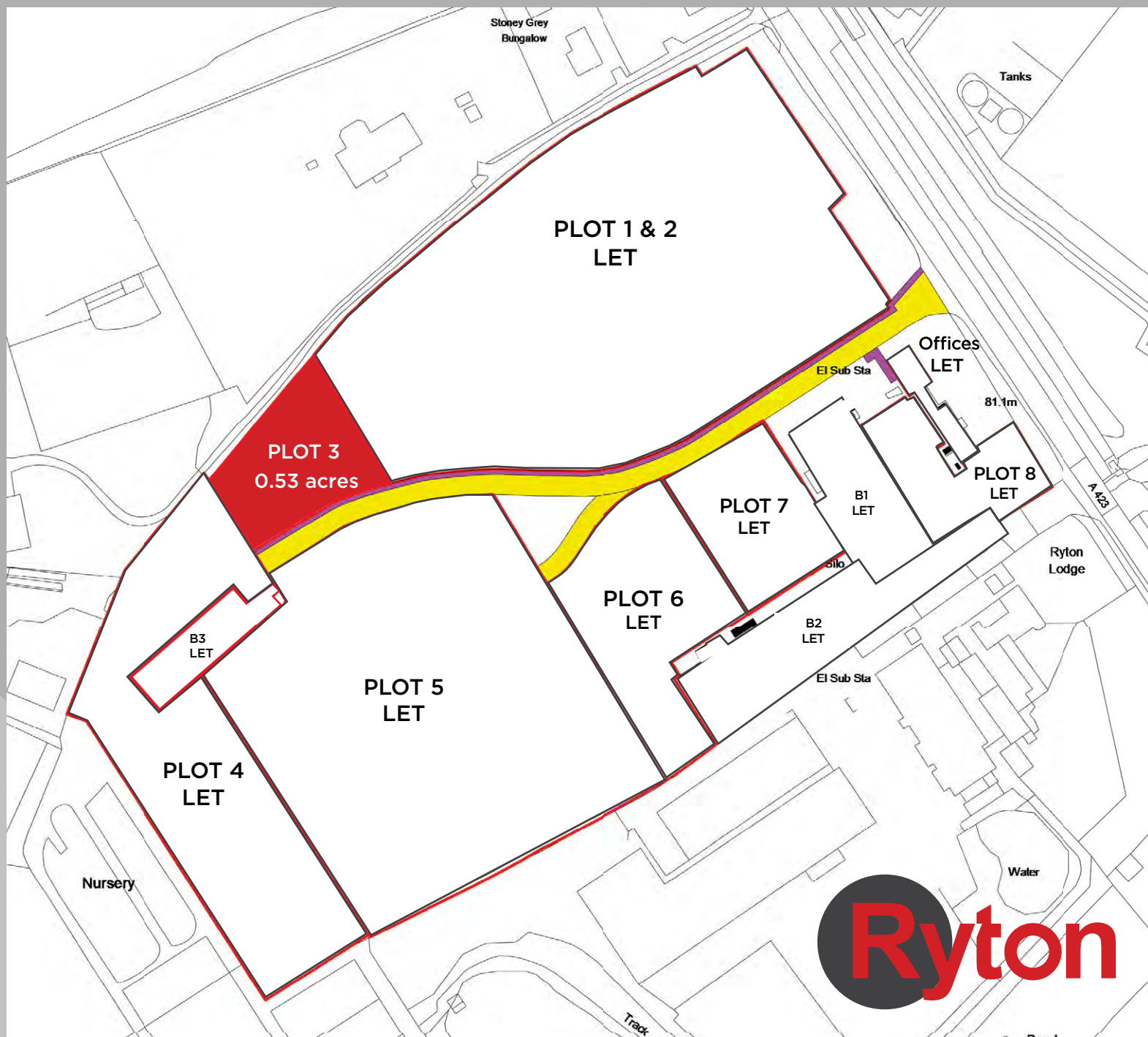
The plot is available by way of a new Full Repairing & Insuring lease on terms to be agreed.

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 sole agents.



James Darby
07951 147 417
james.darby@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. JULY 2023