

phillips sutton

Niche Commercial Property Agents



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Unit 13 Stoughton Grange Farm

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**Bermuda Trade Park, Hamilton Way, Nuneaton CV10
7RA**
4,695.33 sq. ft

TO LET

KEY FEATURES



4,695.33



56,500



1st September



Available



1



7.32m



LOCATION :

The trade centre is situated on Hamilton Way at the entrance to Bermuda Industrial Estate and Bermuda Leisure Park. The site can be accessed off of the A444 on the main route to the M6 Junction 3 (less than 2 miles South) with Nuneaton town centre 1.5 miles to the North.

DESCRIPTION :

The trade park comprises two terraces of modern trade counter units. The units have been refurbished back to shell specification ready for tenant fit-out and benefit from level access roller shutter loading door, glazed frontage, and allocated car parking spaces.

Surrounding occupiers within the trade centre include Screwfix, Topps Tiles, Eurocell, Easy Bathrooms, Howdens, Sally Salon Services, Toolstation and Axminster Tools. Amenities can be found at the neighbouring Bermuda leisure park and include Starbucks, KFC, Subway, Tim Hortons and McDonalds.

PREMISES:

FLOOR	AREA SQFT	AREA SQM
WAREHOUSE	4,695.33	436.21
TOTAL	4,695.33	436.21

CONTACT:



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RENT:

£56,500.00

RATEABLE VALUE:

£42,750 Rateable Value

SERVICE CHARGE:

Will be charged

VAT:

VAT will be charged at the prevailing rate

LEGAL COST:

Each party to bear their own legal costs

EPC:

B



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