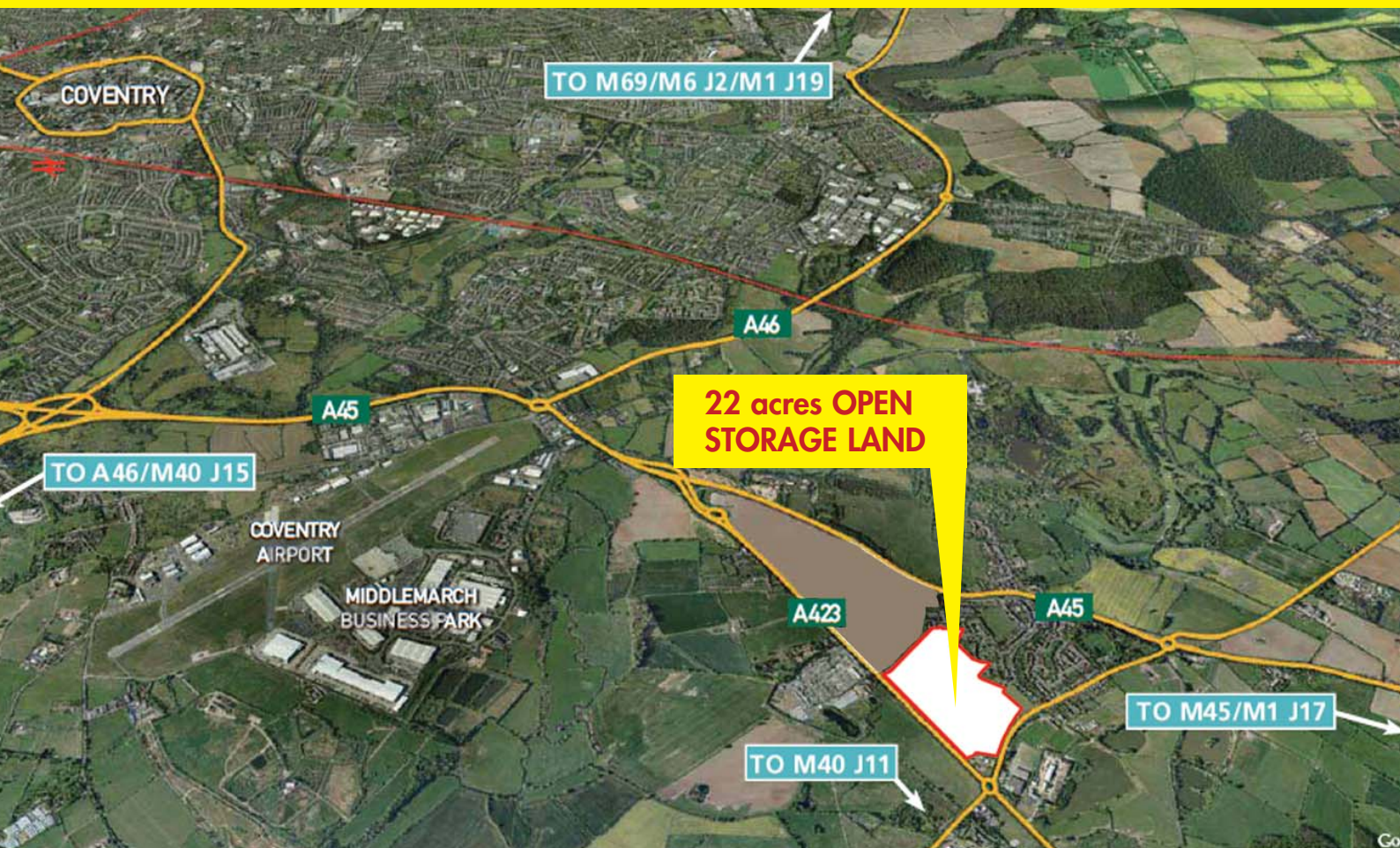


TO LET OPEN STORAGE LAND

Up to approximately **22 acres (8.9 ha)**

A423 Oxford Road, Ryton, Coventry

COVENTRY



 **CV8 3EJ**

- Site accessed off the A423, Oxford Road which has direct access onto the A45
- Coventry Airport is within 1 mile of the site whilst Junction 2 of the M6 is approximately 4 miles away via the A46
- Site also offers rapid access to Junction 17 of the M1 along the A45/M45
- Tarmac area totals approx. 10.23 acres
- Hard-core surface totals approx. 11.61 acres

TO LET OPEN STORAGE LAND

Up to approximately 22 acres (8.9 ha)

A423 Oxford Road, Ryton, Coventry

COVENTRY



Specification includes:

- Site accessed off the A423, Oxford Road which has direct access onto the A45.
- Coventry Airport is within 1 mile of the site whilst Junction 2 of the M6 is approximately 4 miles away via the A46.
- Site also offers rapid access to Junction 17 of the M1 along the A45/M45.
- Tarmac area totals approx. 10.23 acres.
- Hard-core surface totals approx. 11.61 acres.

Terms

A new lease is available on flexible terms to be agreed.

Viewing and further information

Please contact the joint agents, Gerald Eve LLP and Jones Lang LaSalle.

Chris Kershaw
0121 616 4803
ckershaw@geraldeve.com

Carl Durrant
0121 214 9950
Carl.durrant@eu.jll.com

www.WarehouseNetwork.co.uk


GERALDEVE
0121 616 4800
geraldeve.com


**JONES LANG
LASALLE**
0121 643 6440

Conditions under which these particulars are issued: All details in these particulars are given in good faith, but Gerald Eve LLP and Jones Lang LaSalle for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP and Jones Lang LaSalle have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP and Jones Lang LaSalle, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP and Jones Lang LaSalle or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991. April 2012. Designed and produced by TYP 07976 700278.