



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



FOR SALE

£550,000 Guide price

BAYTON ROAD
COVENTRY | CV7 9EL

- Air-conditioning
- Ample Parking
- Total GIA 5,295 sq.ft.
- Good transport links

The Property is situated at the junction of Bayton Road and Brindley Road within the Bayton Road Industrial Estate in Exhall, north of Coventry. It lies close to Junction 3 of the M6 motorway, providing strong transport links to the wider Midlands.

The Property is constructed from a steel-frame incorporating an open-plan warehouse with side loading roller shutter door with loading apron. The warehouse benefits from a 4.92 m clear internal height to the underside of the roof trusses and 20% translucent rooflights.

The office section accounts for approximately 10% of the space incorporating air-conditioning, double-glazing, reception area and surface-mounted CAT II lighting.

There is ample parking to the front of the building at both Bayton Road and Brindley Road.

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The ground floor warehouse including office section area measures 5,138 sq.ft. (477.33 sq.m).

The first-floor office area measures 157sq.ft. (14.58sq.m).

The total GIA is 5,295 sq.ft. (491.92 sq.m).

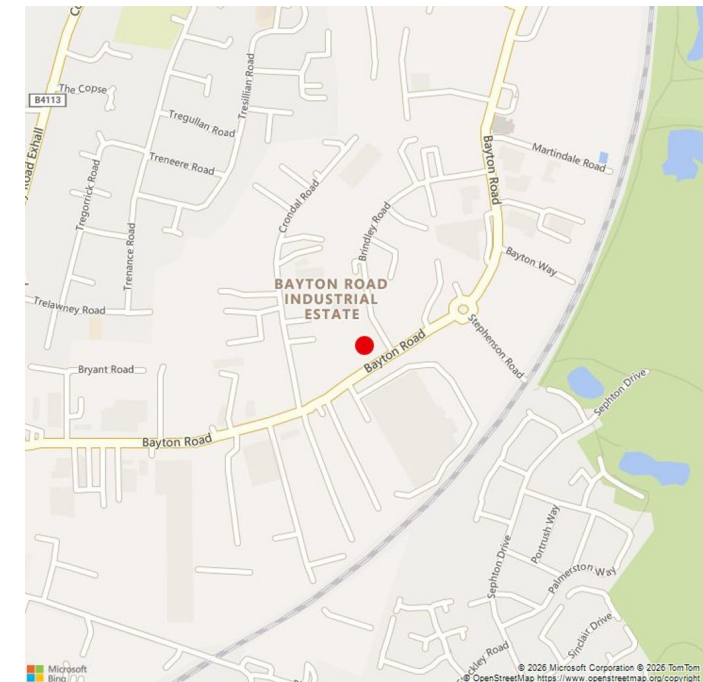
According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value £43,250

The Property has an EPC of C. A Copy of the certificate is available upon request.

The Property is opted to tax and therefore VAT will be applicable to the purchase price.

Each Party to bear their own legal costs.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProLD' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated September 2026

