



TO LET

ATHERSTONE

Riversdale Road
CV9 1FA

385,993sq ft (35,860sq m)



LOCATION

Riversdale Road, Atherstone CV9 1FA

Atherstone is strategically located in the heart of the Midlands, 21 miles northeast of Birmingham; 103 miles northwest of Central London; 95 miles southeast of Manchester; 102 miles south of Leeds and 111 miles northeast of Bristol.

The town benefits from excellent communications with the A5 providing a direct link from the M1/M69 in the east and M42/M6 to the west.

- Junction 10 of M42 6 miles
- Junction 9 of M6 Toll 12 miles
- Junction 1 of M69 9 miles
- Junction 21 of M1 18 miles

Atherstone is located within the 'Golden Triangle' with 97% of the UK population within 3.5 hours drivetime.

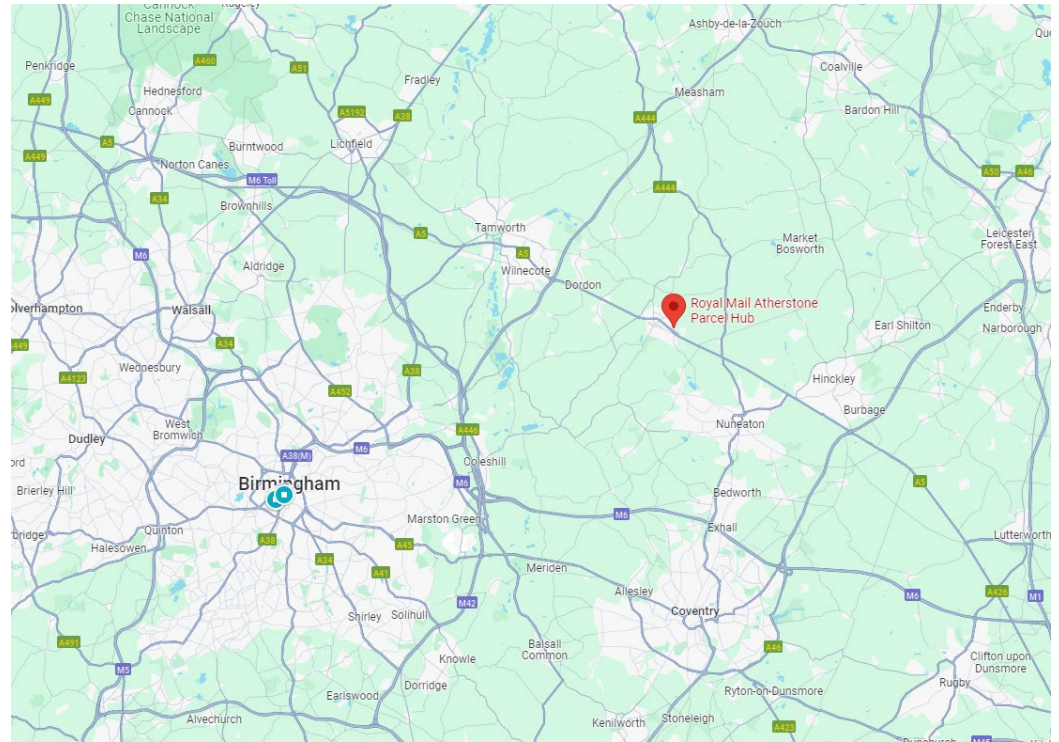
East Midlands Airport, the UK's second busiest cargo airport handling over 300,000 tonnes per annum, lies 24 miles to the southwest; Birmingham International lies 17 miles to the south.

There is a regular direct rail service to London Euston with a fastest journey time of 74 minutes.

The property is situated immediately to the north of the A5 dual carriageway in an established commercial location to the northeast of the town centre. To the east, lie the Carlyon Road Industrial Estate, Netherwood Industrial Estate and Holly Lane Industrial Estate which offer a range of light industrial/trade counter units. To the north lies the 3M facility. Other nearby occupiers include TNT, Aldi, Tarmac and Jaguar Land Rover's new national distribution centre. Atherstone is a market town with a total population of 60,000 and is the administrative centre for North Warwickshire. The town benefits from a comprehensive retail/amenity offer.

Birch Coppice is situated 5 miles to the west where occupiers include Euro Car Parts, Ocado, VW, Bunzl and Draxelmeier. This scheme also incorporates a rail freight terminal.

Tamworth lies 6 miles to the west where occupiers include Sainsbury's RDC, AAH Pharmaceuticals, DB Schenker and Yusen Logistics. Hinckley lies 5 miles to the east where occupiers include Tesco, Triumph Motorcycles and DS Smith.

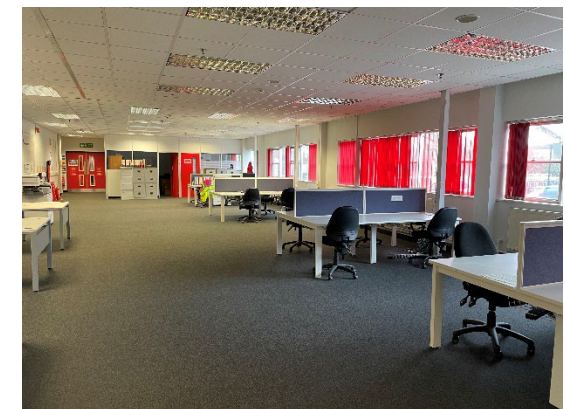


PROPERTY FEATURES

The property comprises a modern cross-docked distribution unit totaling 35,860 sq m (385,993 sq ft) of steel portal frame construction with profile metal clad/ brick elevations. The specification includes:

Specification

- 1.15MVA power supply
- Working height 9m & 10m
- Lighting
- Heating
- Sprinklers
- 83 dock level loading doors along 2 elevations
- 3 level access loading doors
- 360-degree circulation
- 201 HGV parking bays
- Extensive yard area (avg depth 90m)
- Security gatehouse with barrier-controlled access
- Separate vehicle maintenance unit
- Parking for 335 cars
- 2 possible access points to the site
- Single storey office and staff welfare



Floor Areas

Building	Sq. ft	Sq. m
Warehouse	353,919	32,879
Office / Staff Welfare	22,429	2,083.8
Vehicle Maintenance Unit	9,645	897.2
Total Approx. Gross Internal Area	385,993	35,860
Site Area	24.9acres	10.1ha



Terms

The property is available by way of on a new sub-lease expiring on the on the 1st September 2027. Alternatively, a new lease may be available for a term to be agreed.

Rent

On Application.

EPC

The property has an EPC rating of C-68 valid until 17th July 2031.

Business Rates

Rateable Value, April 2023 - £1,820,000.

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to bear their own costs incurred in the transaction.

Anti Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.

Services

The property has mains drainage, electricity, water and gas.





VIEWINGS

Viewings are via appointment with Cushman & Wakefield.

For further information please contact :

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