



Backed by a Plc.

# TRADE WAREHOUSE / COUNTER REQUIRED COVENTRY / SOUTH BIRMINGHAM

Existing stores in Maidenhead (opened April 2021), Ipswich and Newmarket (relocation to new premises in 2022). Opening in Enfield, July 2021.



## FREEHOLD OR LONG-LEASEHOLD ONLY

### SITE and BUILDINGS

- Site area up to 1 acre
- Building area of between 12,000 and 20,000 sq ft
- Internal trade counter/showroom (existing or could be built) of 2,000 to 3,000 sq ft
- Customer and staff parking – 8 spaces minimum
- Easily serviced and ability to park four 7.5 tonne lorries overnight
- New build / existing / refurbishment
- Will purchase subject to planning

### LOCATION AND PLANNING

- Good access off the M6 or M42 to Coventry / South Birmingham
- Will consider Warwick and Leamington Spa
- B1 planning use

### DETAILS

Please send details of suitable properties to retained agent:



Contact: Gregory Moore

Email: [gregory@gregorymooreproperty.co.uk](mailto:gregory@gregorymooreproperty.co.uk)

Mobile: 07971 687634