



## Keltruck Scania Coventry

7a & 7b Paragon Way, Bayton Road, Exhall, CV7 9QS

- Attractive commercial investment opportunity with excellent quality covenant
- Modern detached industrial facility extending to 10,152 sq ft (943 sq m)
- Total site area of 0.65 ac (0.25 ha) including secure yard
- Let to Keltruck Limited on a 10-year FRI lease with just under 5 years unexpired
- Popular industrial estate location
- Producing a rental income of £70,000 per annum exclusive

# Keltruck Scania

## Paragon Way, Coventry

### LOCATION

The property is situated in an established industrial area approximately 1 mile northeast of Exhall village centre. Exhall is a small village, which lies approximately 1.5 miles south of Bedworth town centre and 4.5 miles north of Coventry city centre.

Bayton Road Industrial Estate is a popular estate, which was developed in the 1960's and enjoys good road links, being approximately 1.5 miles north of junction 3 of the M6 motorway and in close proximity to the A444 Phoenix Way.

The property itself is accessed directly off Paragon Way, which lies just off Bayton Road. Nearby occupiers include Blue Ocean Seafoods Limited, Jade Engineering (Coventry) Limited, Coventry Engineering Group and JJ Car Parts.

Coventry is located approximately 19 miles southeast of Birmingham and 11 miles north of Warwick, being well served by the A45 and A46 dual carriageways. It enjoys excellent communication links, being in close proximity to the M6, M69, M45 and M40 motorways.

### DESCRIPTION

The property comprises a detached single storey industrial facility, which is occupied by Keltruck Limited as a Scania service and repair centre for commercial trucks and trailers, including 24hr emergency breakdown service and Scania parts sales.

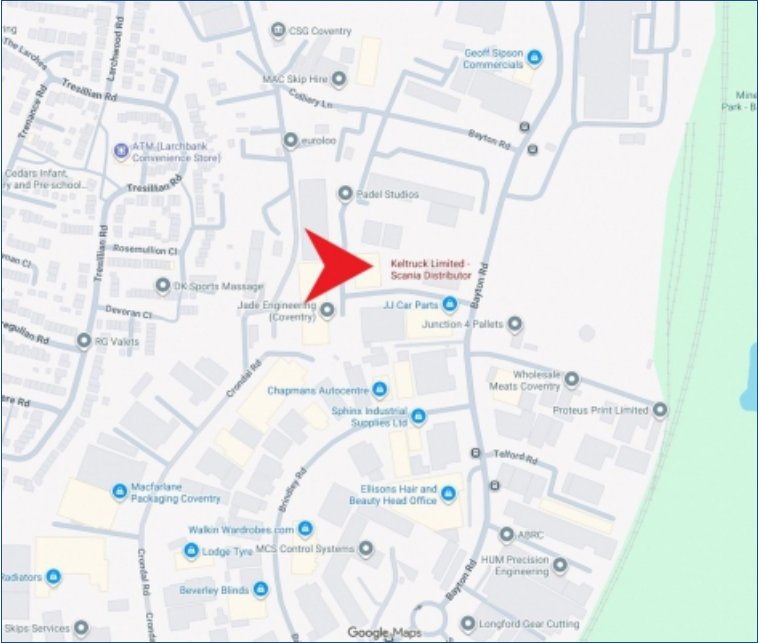
The building dates from the 1980's and provides a modern warehouse which is arranged in four workshop bays with roller shutter access, having a minimum eaves height of circa 5.64 metres and incorporating two vehicle inspection pits, as well as a small mezzanine store and integral two-storey office accommodation.

Construction is based on a steel portal frame with brickwork elevations to a height of approximately 2 metres and steel cladding above beneath a pitched insulated steel roof.

The site is completed with an enclosed concrete yard and car parking area to the front of the building, which is secured by palisade fencing with a gated access.

### ACCOMMODATION

Warehouse	8,952 sq ft	832 sq m
Two-storey offices	1,200 sq ft	111 sq m
<b>Gross Internal Area</b>	<b>10,152 sq ft</b>	<b>943 sq m</b>
<b>Site Area</b>	<b>0.65 ac</b>	<b>0.26 ha</b>



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### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

Freehold investment.

### PRICE

We are instructed to seek offers in the region of £900,000 for the freehold interest.

### TENANCY

The property is held on a 10-year FRI lease from 15 May 2019, expiring 14 May 2029, with 5 yearly rent reviews and a tenant only option to break on 14 May 2024 (not exercised).

The passing rent is £70,000 per annum exclusive (increased at the last rent review on 15 May 2024).

### COVENANT

Established in 1983, Keltruck Limited is the largest independently owned distributor in the TRATON Group and Scania worldwide networks, serving the Midlands and South Wales from 18 operating location including 17 dealer points situated in Burton on Trent, Caldicot, Cardiff, Cheltenham, Coventry, Cross Hands, Droitwich, Groby, Hereford, Lutterworth, Newark, Nottingham, Sutton in Ashfield, Tamworth, Willenhall, West Bromwich (head office and sales) and Workshop.

### ACCOUNTS

Summary figures for the latest available accounts from Companies House for Keltruck Limited are set out below:

	2024	2023
<b>Turnover</b>	£257,860,000	£232,926,000
<b>Pre-tax Profits</b>	£8,255,000	£12,834,000

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £42,750.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

The property is elected for VAT and VAT would be payable on the purchase. The intention is to sell as a TOGC.

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& COMPANY

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### LOCAL AUTHORITY

Nuneaton & Bedworth Borough Council  
Town Hall, 1952 Coton Road, Nuneaton, CV11 5AA  
Tel: 024 7637 6376

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D-86 valid until 21 August 2029.

### ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS  
Direct Line: 01952 521005  
Mobile: 07957 828 565  
Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk)

**Ref: JAGD/3233LA**

### ROAD DIRECTIONS TO PROPERTY

Keltruck Scania Coventry, 7 Paragon Way, Zone 4a, Bayton Road Industrial Estate, Exhall, Coventry, West Midlands, CV7 9QS  
(52.468514 , -1.4728090)

Exit M6 at junction 3 and head towards the A4600 signposted Coventry and Bedworth. At the island take the 1st exit signposted B4113. Follow the road under the motorway bridge, straight on through the 1st set of traffic lights and at the 2nd set of traffic lights turn right signposted Bayton Road Industrial Estate. Follow the industrial estate round until you come to an island. Go straight over the island and take the 2nd left turn into Paragon Way. The site is on the right hand side.



Printcode: 2025924

### What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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# SITE PLAN

