

Leofric Business Park,

Progress Close, Coventry, CV3 2TF



Key Highlights

- 47,502 sq ft approx.
- 7.4 m eaves
- 3 level loading electric roller shutter doors
- Secure site with barrier access
- Fully fitted office accommodation
- 15% translucent roof panels
- Craneage in situ within warehouse
- Warehouse fitted with lighting and heating

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Location

The unit is located on Progress Close to the west of the A46. Coventry's City Centre is approximately 3.5 miles to the north west via the A428 and Leamington Spa is approximately 9 miles to the south via the A445.

The unit is well located for the UK's motorway network, with Junction 2 of the M6 and M69 3.25 miles to the north of the unit.

Description

The unit is of a steel frame construction and has been built to a common design, incorporating single storey office accommodation to the front and a warehouse to the rear with a minimum eaves height of 7.4 metres.

Accommodation

AREA	SQ FT	SQ M
Warehouse	40,755	3,786
Ground floor offices & reception	4,516	420
Ground floor canteen	1,503	140
External store & loading area	728	68
TOTAL	47,502	4,414

Rateable Value

£102,000

Terms

The property is available by way of a new lease for a term to be agreed.

The landlord will consider flexible lease terms.

EPC Rating — C63



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