

## TO LET

### WAREHOUSE/WORKSHOP/STORAGE UNIT

Part 475 Foleshill Road/Livingstone Road, Foleshill, Coventry CV6 5AQ



**6,498 SQ FT (603.68 SQ M)**

- Open Plan Workshop/Storage Space
- Clear Height of 3.4 metres
- Located in the heart of Foleshill

## Location

The property is located on Livingstone Road to the north of Coventry, circa 1.25 miles from Coventry City Centre. Livingstone Road is accessed to the east from Foleshill Road and Lockhurst Lane to the west. Foleshill Road and Lockhurst Lane provide excellent access to the A444, main north-south link road in Coventry, providing access to the M6 to the north and to the A46 to the south.

## Description

The property provides open plan workshop/storage space with brick walls to the eaves which is covered by a steel trussed roof. There is a clear height of 3.4 metres. Male and female WC's and storage rooms are provided. The property is lit by fluorescent tube lighting.

There is a personnel door and roller shutter door leading directly onto Livingstone Road.

## Accommodation

**Total GIA:**                                      **6,498 sq ft**                                      **603.68 sq m**

## Services

It is understood gas and electricity are provided to the property.

## Rent

**Upon application.**

## Tenure

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

## Rateable Value

To be reassessed.

## Energy Rating

D86. EPC available upon request.

## VAT

It is stipulated that the rent is stated exclusive of VAT which may be payable.

## Legal Fees

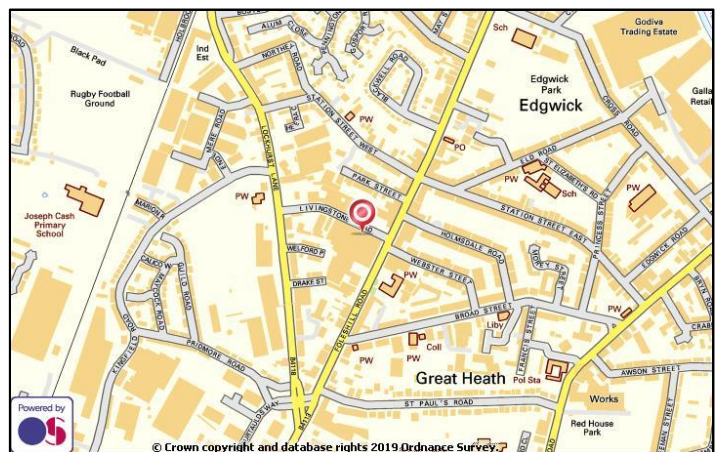
Each party to be responsible for their own legal fees incurred in the transaction.

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**HOLT COURT**  
**16 WARWICK ROW**  
**COVENTRY CV1 1EJ**  
**024 7655 5180**

**NICK HOLT**  
**nick@holtcommercial.co.uk**



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T/ 024 7655 5180  
E/ agency@holtcommercial.co.uk  
W/ holtcommercial.co.uk

Head Office  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

Birmingham Office  
Victoria House  
114-116 Colmore Row  
Birmingham  
B3 3BD