

**To Let**

**£65,000**  
Per Annum

# Large Open Plan Warehouse, Well Located Industrial Estate

**16,340 Sq Ft (1,517.99 Sq M)**



Unit 21, Henley Road, Coventry, West Midlands CV2 1ST

## Property Highlights

- Large open warehouse space with easy access
- Parking and some potential yard area to the front
- Number of small offices suites
- Well known industrial estate with easy access to the Coventry road network



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## Location

Henley Road is well positioned in the North of Coventry only a short drive from junction 2 of the M6 and affords easy access to central Coventry also. The access is off Henley Road itself near to Henley College and the estate is already a thriving industrial centre with several other occupied units. The towns of Nuneaton, Warwick Leamington are all nearby and the M6 connection permits connections to Birmingham and Rugby and beyond also. London and Manchester are both only 1.5 hours away in either direction from this location. Coventry Mainline station sits on the West Coast Mainline to afford national business connections also.

## Description

The available industrial unit contains a large central warehouse of 11,238 sq.ft with an eaves height of 3.95m and Pitch of 6.67m, with a smaller warehouse of 3,637 sq.ft to the side with similar heights and a roller shutter door access of 3.81m by 5.07m. To the front of the warehouses are a block of offices, including 5 separated office, a kitchen, reception area and male, female and disabled WC facilities. The unit benefits from 3 phase electricity, 8 parking spaces to the front and gas fired central heating in the offices.

## Accommodation

Description	Sq Ft	Sq M
Warehouse 1	11,238	1,044.01
Warehouse 2	3,637	337.88
Office 1	487	45.24
Kitchen	138	12.82
<b>Total</b>	<b>16,340</b>	<b>1,517.99</b>

### Business Rates

Rateable Value (2017)	£63,000
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	0.493 pence

## Tenure

New fully repairing and insuring lease for a minimum 3 years

## Services

All mains services are connected.

## EPC

EPC Rating of F, although works currently being undertaken to increase to E or above.

## Viewing

Strictly by appointment with the agent Bromwich Hardy.

## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.





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