



Brindley Court

COVENTRY • CV7 9EL

5 New Light Industrial Units

3,520 sq.ft to 19,824 sq.ft
(327 sq.m to 1841 sq.m)

Suitable for class
E(g) | B2 | B8 use

Available Q2 2026



Situated on the long-established **Bayton Road Commercial and Industrial Estate**

Within close proximity to Coventry City Centre and the A444



Available Q2 2026



BREEAM

Potentially
Very Good



Location

Jct 3 M6
Within 1.4 miles



Parking

Designated
Car Spaces



Charging

Electric Vehicle
Charging



Area

3,520 sq.ft
to 19,824 sq.ft



Eaves

Height to
Haunch 6m







Rent

Based on
£15 per sq ft



Accommodation

Unit	sq ft	sq m
A	3,520	327
B	3,606	335
C	3,606	335
D	3,606	335
E	5,489	510

- 3 phase electricity supply 
- PV panels with battery storage 
- Reinforced concrete floors 
- Level access loading doors 

Description

A brand new light industrial scheme comprising five units from 3,520 sq.ft to 5,489 sq.ft, built to a very high sustainability standard and designed to achieve a BREAAAM rating of Very Good. Of steel portal frame construction with composite clad elevations.

The units will be built with photovoltaic panels and battery storage and will also benefit from 10 electric vehicle charging points. Each unit to be let as a shell with WC facilities. Designated car parking is provided for each unit.

Each unit will have one loading door, and Unit E will have two. Moreover, the units will be built with reinforced concrete floors and a three phase electricity supply.



Further information

Tenure

Units are available on new leases - terms to be agreed.

Planning

Class E(g), B2 and B8

Rent

The annual rents are based on £15 per square foot (exclusive).

Rates

The units are pending rating assessments

Services

Mains electricity, water and drainage are connected.

EPC

TBC upon practical completion.

Service Charge

TBC

Anti-Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective tenants will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.



Viewing

Strictly by appointment with the sole agents ehB Reeves

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