

Unit 9, Building 23

Bilton Industrial Estate, Humber Road, Coventry, CV3 1JL

**SHEPHERD
COMMERCIAL**



TO LET

737 SQ FT
(68.47 SQ M)

£675 PER MONTH

A 737 sq ft workshop unit on an established Coventry estate, available on flexible terms.

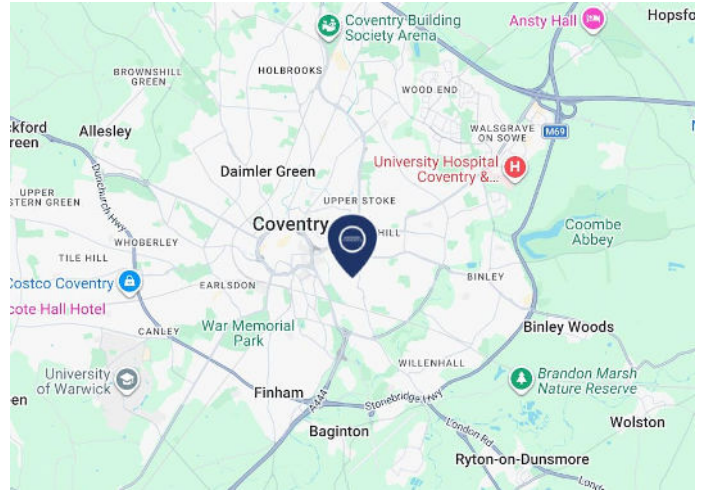
- £675 per calendar month, inclusive of licence fee, site charge and insurance
- Flexible licence terms, available immediately
- Communal kitchenette and WC facilities
- Shared loading access and on-site parking
- Established estate off Humber Road (B4110), Coventry

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Summary

Available Size	737 sq ft / 68.47 sq m
Rent	£675 per month
EPC	Upon enquiry

Description

Unit 9 comprises a self-contained workshop unit of 737 sq ft situated within Building 23 at Bilton Industrial Estate. The unit provides a clean and functional space with a concrete floor, part painted blockwork walls and fluorescent strip lighting throughout. Access is via double personnel doors leading directly off the internal communal corridor, with power points and smoke detection installed.

Occupiers benefit from shared use of the communal facilities within Building 23, including a kitchenette and WC, together with loading access through the main roller shutter door to the front elevation and parking within the estate.

The unit is available on flexible licence terms at £675 per calendar month, inclusive of the licence fee, site charge and buildings insurance. Tenants are responsible for their own electricity supply, business rates and VAT.

Location

Bilton Industrial Estate is situated off Humber Road (B4110) in south east Coventry, approximately two miles from the city centre.

The estate benefits from good access to Terry Road and the surrounding arterial network, with onward connections to the A46 and M6, and sits within an established commercial location alongside occupiers including TPS Coventry and a range of trade and motor businesses.

Viewings

Strictly by prior appointment through the sole agents, Shepherd Commercial.



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