

# To Let

## Open Storage Land

Albion Industrial Estate, Endemere Road, Coventry  
CV6 5PY



### Highlights



**1.8 Acres (0.73 ha)**



**Available on Flexible Lease  
Terms**

**For further information please  
contact:**

**Tesni Thacker**

+44 (0)7944 834 660

Tesni.Thacker@avisonyoung.com

**Max Andrews**

+44 (0)7770 801 885

Max.Andrews@avisonyoung.com

**Or our joint agents:**

**Bromwich Hardy**

+44 (0)24 7630 8900

**0121 236 8236**

avisonyoung.co.uk



## Location

The property is located on the Albion Industrial Estate, approximately 2.5 miles south of the M6 Motorway (Junction 3) and is accessible via two separate entrances off Endemere Road.

Coventry City Centre is located approximately 2 miles south of the property, via Lockhurst Lane and the Foleshill Road.

## Description

The site extends to 1.8 acres (0.73 ha) provides potential for short term open storage land available on flexible lease terms following demolition works. All demolition works are scheduled to complete by Q2 2021.

## Tenure

Leasehold.

The landlord will consider flexible lease terms, up to 12 months. Lease terms in excess of 12 months will be considered, subject to Landlord's redevelopment break.

## Rent

On application.

## Viewing

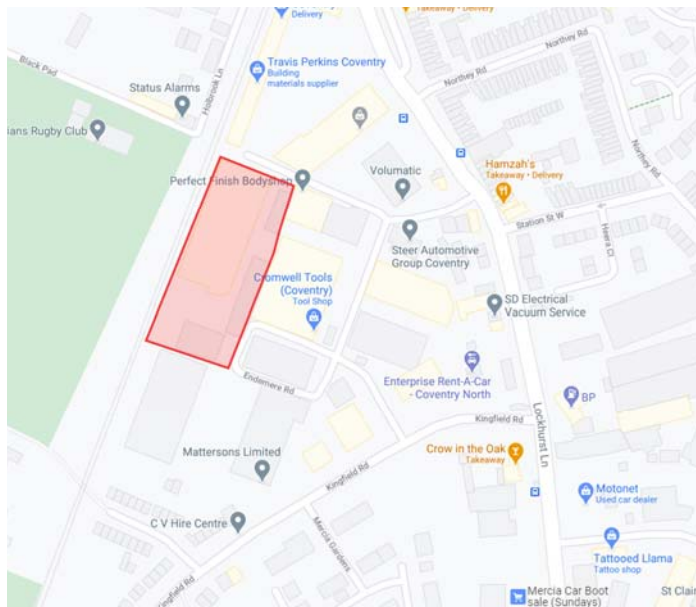
Strictly appointment only through the joint agents.

## Legal costs

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

## VAT

VAT if applicable will be charged at the standard rate.



**SUBJECT TO CONTRACT**

January 2021

**Visit us online**  
**avisonyoung.co.uk**

3 Brindleyplace, Birmingham B1 2JB

© Avison Young (UK) Limited. All rights reserved.

**AVISON  
YOUNG**

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

**Anti-Money Laundering:** To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.