

TO LET

Industrial Premises With Secure Yard/ Open Storage

Unit 3 Henley Park Industrial Estate, Henley Road,
Coventry, West Midlands CV2 1ST



LOCATION

The property is located on the Henley Park Industrial Estate in the Henley Green area of Coventry and approximately 3.5 miles of the north east of Coventry City Centre. The estate benefits from excellent access to the M6 / M69 interchange lying approximately 1.5 miles to the south west.

DESCRIPTION

The unit has recently been fully refurbished and comprises an end terraced industrial warehouse building of steel portal framed construction with brick lower elevations and profile cladding above, beneath a pitched roof. Internally the property provides an open plan warehouse space with some office accommodation and WC facilities. The unit has a full height up and over roller shutter door, fluorescent strip lighting and a 5.5 meter minimum eaves height. Externally the property

benefits from having its own secure parking/loading forecourt surrounded by palisade fencing.

LEASE

£30,000 Per Annum

Accommodation

Total	4,276 Sq Ft	397.24 Sq M
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Business Rates and Service Charge

Rateable Value (2010)	
Uniform Business Rates (2016/17) (exclusive of water & sewerage)	0.497 pence
Rates Payable	£8,335.25

EPC

Unit has a rating of E - 104

For more information, please contact:

James Brookes

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Siskin Parkway East
Middlemarch Business Park
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CV3 4PE

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Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact

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