



TO LET

FULLY REFURBISHED INDUSTRIAL/ WAREHOUSE PREMISES
WITH LARGE YARD & PARKING PROVISION

UNIT 5 BILTON INDUSTRIAL ESTATE, HUMBER AVENUE, COVENTRY, CV3 1JL



13,412 sqft

(1,246 sqm GIA approx)

EXCELLENT FRONT AND REAR YARD PROVISION – GATED AND FENCED

FULLY REFURBISHED WITH NEW ROOF, LED LIGHTING & OFFICES





LOCATION

Bilton Industrial Estate is located in between the Gosford Green and Lower Stoke areas of Coventry, approximately one mile to the South-East of the city centre. The area is well located with the A428 Binley Road and A444 directly to the North of the property giving access to the rest of Coventry City and the Toll Bar Island to the South, giving access to the A45 and A46 and the national motorway network.

The M6 and M69 motorways can be accessed 4 miles to the north east providing fast access to the wider motorway network.

DESCRIPTION

The property comprises a fully refurbished and well specified warehouse with excellent yard and parking provision, otherwise providing:

- New roof incorporating roof lights
- 4.7m eaves
- 2 new electric access doors 4.48m (w) x 4.16m (h)
- New concrete floor
- New LED lighting
- Power supply – 138 KVA (can be increased)
- Fitted office including kitchenette/ WC
- Excellent demised parking spaces
- Cycle store
- Substantial yard area to front and rear
- Fully secure

ACCOMMODATION

	SQFT	SQM
Warehouse	13,081	1,215.3
Offices	331	30.7
Total Approx (GIA)	13,412	1,246.0



TENURE

The property is available on a leasehold basis for a term of years to be agreed.

QUOTING RENT

£6.50 per sqft

BUSINESS RATES

Rateable Value (2017): £72,500

EPC

Unit 5A – B (29)

Unit 5B – B (30)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT

VAT is applicable.

VIEWING

Strictly via Sole Joint Agents:

HARRIS LAMB

Tel: 07766-470384
Contact: Neil Slade
Email: neil.slade@harrislamb.com

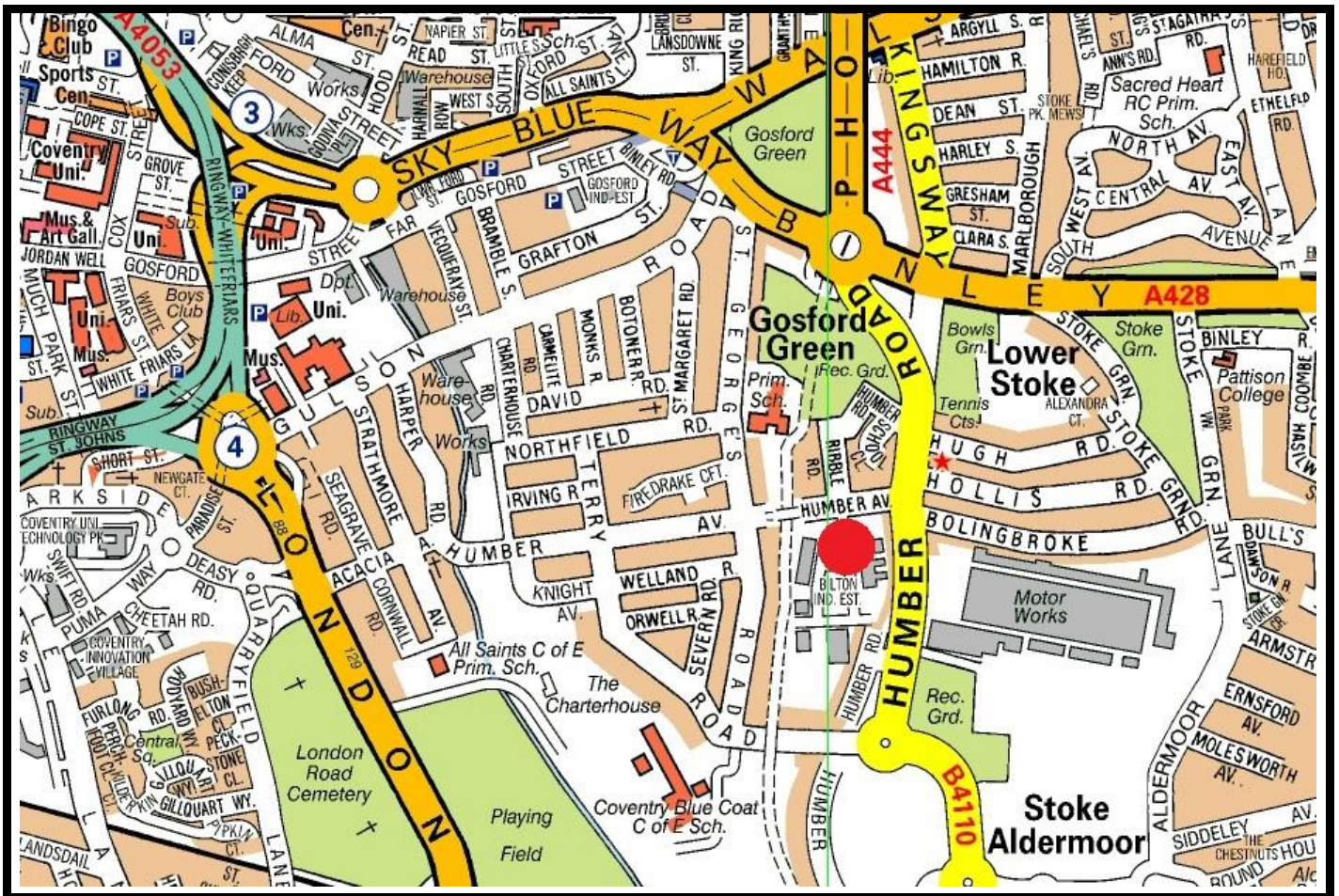
OR

Jones Lang LaSalle (0121 643 6554)

Ref: G6706

Date: March 2021

Subject To Contract



Unit 5 Bilton Industrial Estate
Humber Avenue
Coventry
CV3 1JL



Not to Scale
For identification purposes only.

harrislamb
PROPERTY CONSULTANCY