

# To Let

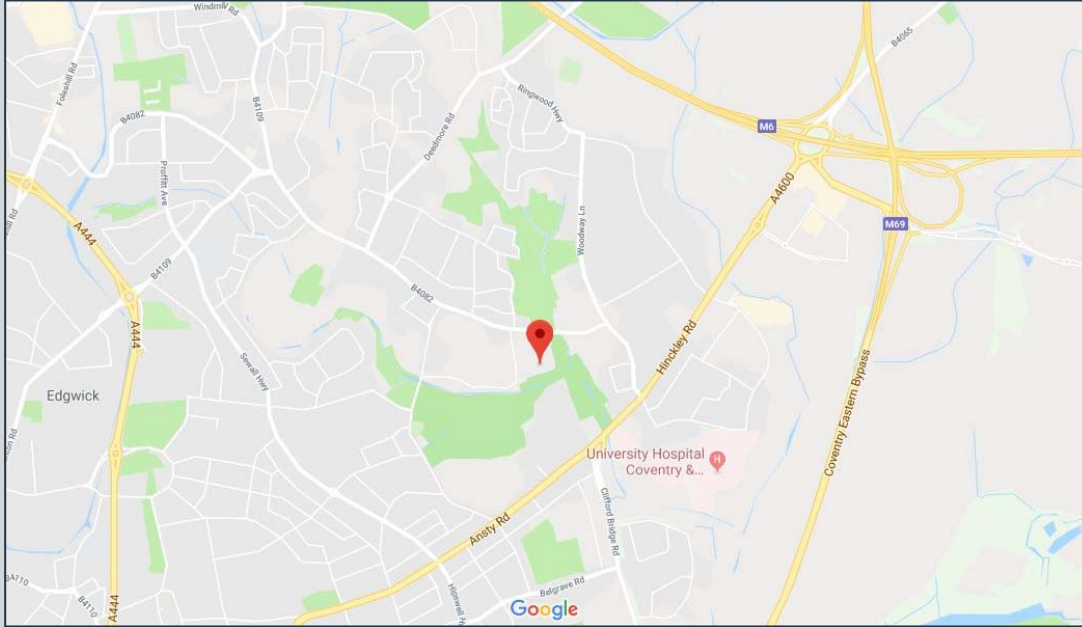
Industrial Unit Adjacent  
to Screwfix on Well  
Known Industrial Estate

Unit 2 Henley Industrial Estate  
Henley Road  
Coventry  
West Midlands  
CV2 1ST

**5,104 sq ft (474.16 sq m)**

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## Property Highlights

- Situated to the rear of Screwfix
- Parking and loading area to the front
- Well known industrial estate close to M6
- Electric roller shutter
- Eaves Height 5.8m, Apex 7.3m
- Very well maintained industrial estate

## Location

Henley Road is well positioned in the north of Coventry only a short drive from Junction 2 of the M6 and affords easy access to central Coventry. The access is off Henley Road near to Henley College. The towns of Nuneaton, Warwick and Leamington are all nearby and the M6 provides excellent connectivity to Rugby, Birmingham and the Midlands Motorway network. London and Manchester are both only 1.5 hours away. Coventry Station sits on the West Coast Mainline to afford national business connections also.

## Description

Unit 2, Henley Road Industrial Estate comprises a unit of 5,104 sq ft, with toilets and offices at ground and first floor levels. The unit is of steel portal frame construction, with part brick elevations and part profile metal cladding. The unit benefits from an electrically operated roller shutter to the front, with loading area and parking for approximately eight vehicles externally. The offices have an air conditioning system and there is a blower heater in the warehouse. The unit also benefits from three phase power. The estate is well maintained with recently resurfaced entrance and exits.



# Accommodation

Description	Sq Ft	Sq M
Warehouse	4,482	416.38
Offices	622	57.78
Total	5,104	474.16

Rateable Value	
Rateable Value (2017)	£22,250

## Tenure

On offer is a new fully repairing and insuring lease for a definite term no less than 3 years.

## Services

All mains services are connected.

## EPC

Unit has a rating of C-72.

## Viewing

Strictly by appointment with the agents.

## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.





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**Subject to Contract**

**October 2019**

#### **Avison Young**

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