

UNIT 3, HENLEY PARK INDUSTRIAL ESTATE, COVENTRY, CV2 1ST



TO LET

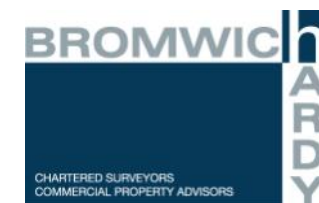
**INDUSTRIAL PREMISES
(SELF CONTAINED SITE)**

Gross Internal Area:

397 sq. m. / 4,276 sq. ft.

- Open plan warehouse space
- Full height up and over roller shutter door.
- Self contained site with secure forecourt.
- 5.5 meter eaves height.

£25,750 per annum



1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry, CV3 4PE

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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 subject property 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.

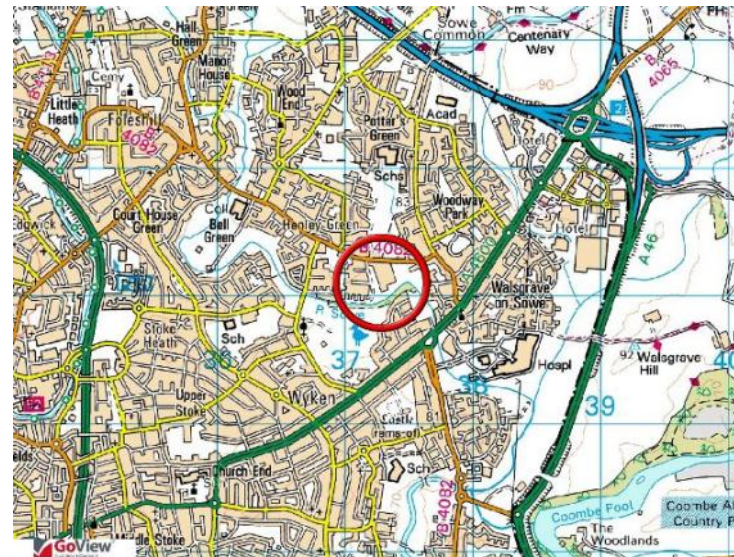
Externally the property benefits from having its own secure parking/loading forecourt surrounded by palisade fencing.

Rent

£25,750 per annum exclusive of rates

Tenure

The property is available by way of new fully repairing and insuring lease terms for a negotiable period of years.



Rating

Rateable Value = £19,250

Uniform Business Rate (2015/2016) 49.3p in £

Rates Payable = £9,278.50

Services

Mains electricity, gas, water and drainage are connected to the premises. There is a three phase electricity supply to the unit.

V.A.T.

Bromwich Hardy stipulate that prices are quoted exclusive of VAT whether or not payable.

Legal Costs

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

EPC

Rating - E 104

Viewing

Viewing strictly by appointment through sole agent

James M Brookes

T:02476 308900

james.brookes@bromwichhardy.com

