

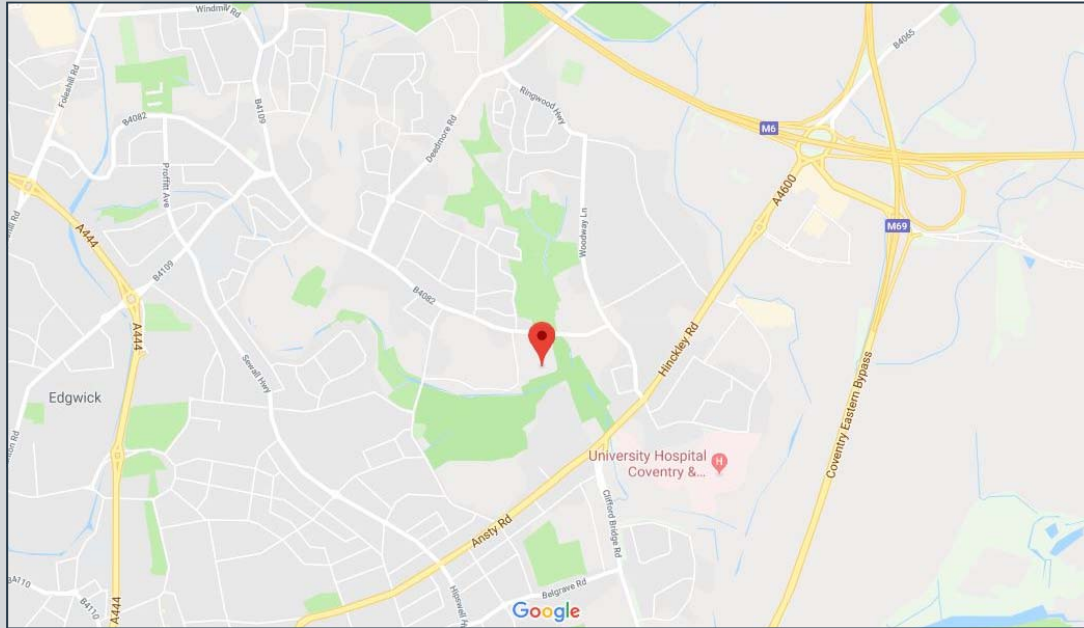
To Let

Industrial / Warehouse
Unit

Unit 7 Henley Industrial Estate
Henley Road
Coventry
West Midlands
CV2 1ST

5,241 sq ft (486.89 sq m)





Property Highlights

- Parking and loading area to the front
- Well known industrial estate close to M6
- Electric roller shutter
- Eaves Height 5.57m, Apex 6.84m
- 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 7, Henley Road Industrial Estate comprises a unit of 5,241 sq ft, with toilets and kitchen at ground floor and four separate offices over both ground and first floor levels. The unit is of steel portal frame construction, with part brick part profile metal cladding. The unit benefits from a full height, 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	3,366	312.7
Office 1	370	34.37
Office 2	328	30.47
Office 3	606	56.3
Total	5,241	486.89

Rateable Value	
Rateable Value (2017)	£23,250

Tenure

New lease for a minimum 3 years unbroken term.

Services

All mains services are connected.

EPC

Rating of D-82.

Viewing

Viewing by appointment with the agents.

Legal Costs

Each party are to be responsible for their own legal costs in this matter.



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Subject to Contract

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