

TO LET
OUTSTANDING PRODUCTION FACILITY AND
WAREHOUSE
Bodmin Rd, Coventry CV2 5DX



755 sq. m. (8,136 sq. ft) To
2,320 sq. m. (25,000 sq.ft.)

Property Highlights

- Three bays
- Large secure yard
- 2no 5 ton cranes to Bay 2
- 6.45m min height to Bay 2
- Suitable for manufacturing and warehousing
- High capacity electrical supply available
- Immediately available (subject to legals)
- Heating and lighting

For more information, please contact:

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Coventry
CV3 4PE

TO LET

OUTSTANDING PRODUCTION FACILITY AND WAREHOUSE



THE LOADES BUILDING BODMIN ROAD

COVENTRY CV2 5DB

446 SQ. M. (4,800 SQ. FT.) TO
2,320 SQ. M. (25,000 SQ. FT.)

(Approximately)





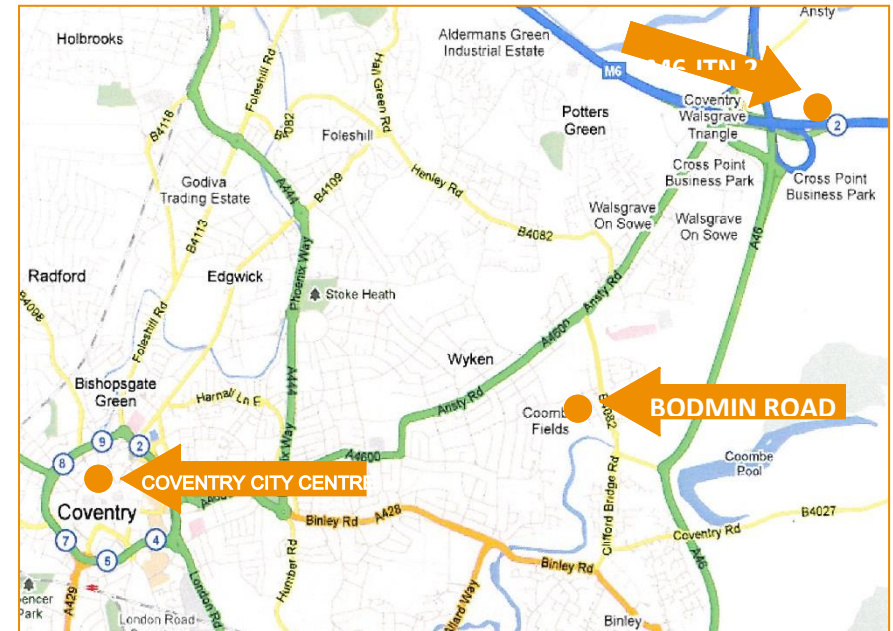
LOCATION

Bodmin Road adjoins the A4600, which leads to the M6 (J2), M69 (J1) interchange 1 mile to the north east, and is approximately 3 miles east of Coventry city centre.

DESCRIPTION

- High based sodium lighting
- Two 5T Gantry Cranes in (high bay)
- Eaves Height 6.45 m*
- Apex Height 8.139 m*
- * Bay 2
- GIA:**
- Bay 1: 402m² (4,323 ft²)

Rent: Price on Application
Rateable Value: £71,500
VAT: The building is VAT elected.
Service Charge: If the building is split provision will be made for a



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