

To Let

£38,700

Per Annum exclusive of VAT
and all other outgoings.

Industrial Unit With Internal Offices On A Well Established Industrial Estate

4,300 Sq Ft (486.89 Sq M)



Unit 7 Henley Park Industrial Estate, Coventry CV2 1ST

Property Highlights

- Good Parking and loading area
- Well know industrial estate close to M6
- Electric roller shutter and pedestrian access
- Eaves Height 4.87m, Apex 6.82m
- Very well maintained industrial estate
- 2 WC facilities and Kitchenette
- High Bay LED lighting



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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 also. The access is off Henley Road itself near to Henley College and the estate is already a thriving industrial centre with several other occupied units. The towns of Nuneaton, Warwick Leamington are all nearby and the M6 connection permits connections to Birmingham and Rugby and beyond also. London and Manchester are both only 1.5 hours away in either direction from this location. Coventry Mainline station sits on the West Coast Mainline to afford national business connections also.

Description

No 7 Henley Road Industrial Estate comprises a unit of 4,300 sq.ft Gross Internal Area, with internal toilets, kitchen and office space at ground floor. The unit is of steel portal frame construction, with brick elevations and upper part cladding, beneath a pitched roof. The unit benefits from a full height up and over, electrically operated roller shutter to the front, with three phase electricity, high bay LED strip lighting and height to pitch of 6.82m. Externally the building has a good loading area and parking for approximately 7 vehicles.

Accommodation

| Description | Sq Ft | Sq M |
|---------------------|--------------|---------------|
| Gross Internal Area | 4,300 | 399.47 |
| Total | 4,300 | 399.47 |

| Business Rates | |
|--|------------|
| Rateable Value (2017) | £27,500 |
| Rates Payable | £13,722.50 |
| <i>This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.</i> | |

Tenure

The unit is available by way of a new full repairing and insuring lease on terms to be agreed for a minimum term of 5 years.

Services

All mains services are connected.

EPC

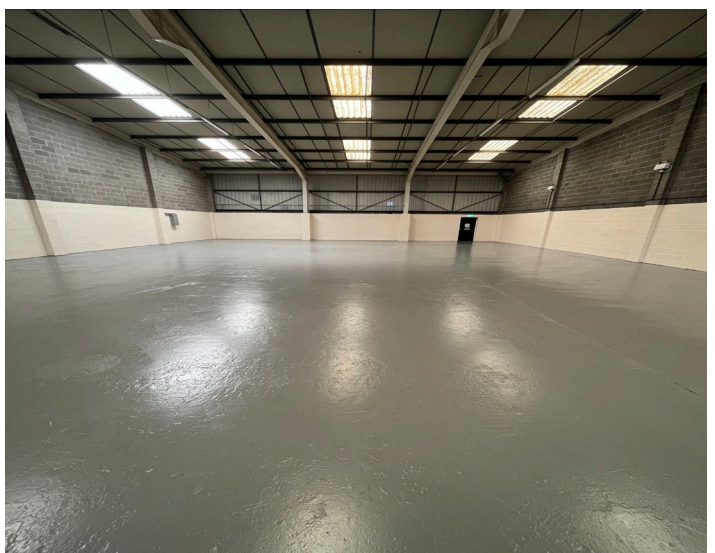
Rating of D - 82

Viewing

Viewing through sole agent Bromwich Hardy only

Legal Costs

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





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. May 2023.