

**OFFICE TO LET**



**46 HOLBROOK LANE, COVENTRY, CV6 4AB**

To Rent: £18,000 per annum

1,170 sq ft (108.70 sq m)

## Description

46 Holbrook Lane offers a rare opportunity to lease a self-contained, detached commercial building in a prominent and well-connected location just north of Coventry city centre. It is ideally suited for a range of commercial uses including healthcare, offices, education, training, or community services.

The building comprises a mix of private treatment or meeting rooms, open-plan areas, and reception/waiting zones, making it easily adaptable to various layouts. It benefits from on-site parking, secure gated access, a private outdoor yard or garden, and WC and kitchenette facilities.

Internally, the property is well maintained, with scope for internal reconfiguration to suit specific tenant needs.

## Summary

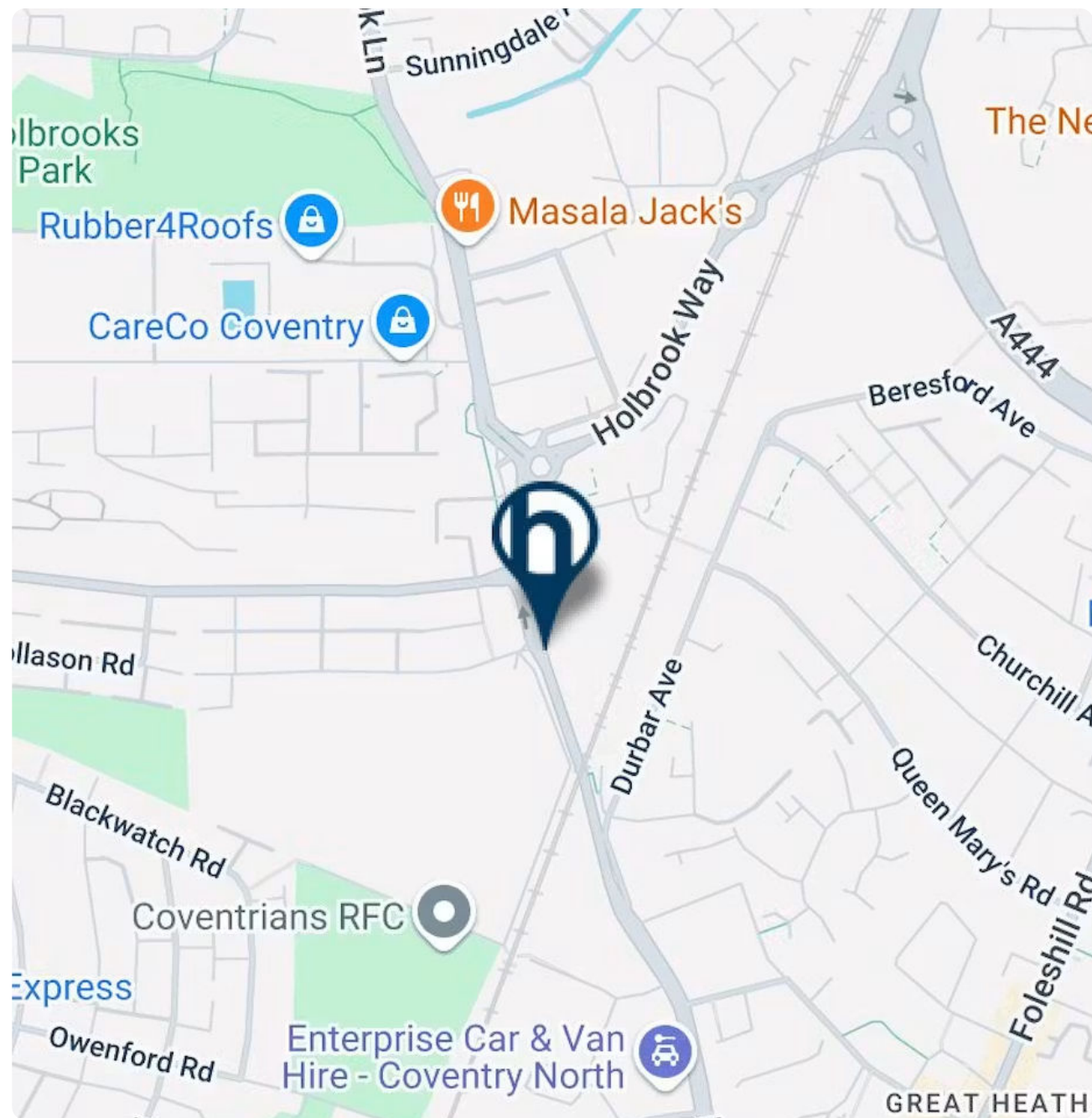
- Prominent roadside position on Holbrook Lane
- Flexible internal layout over
- Secure gated entrance and private rear yard/garden
- Multiple partitioned rooms and reception area
- Suitable for medical, office, or training use
- Secure gated access
- Available in January 2026



## Location

46 Holbrook Lane is situated in a prominent and accessible location approximately 2 miles north of Coventry city centre, within a well-established mixed-use area. The property enjoys excellent transport connections, making it ideal for businesses seeking visibility and convenience.

The site benefits from direct access to the A444 (Phoenix Way), which provides easy access to the M6 motorway (Junction 3), connecting to the wider West Midlands and national motorway network.



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## Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

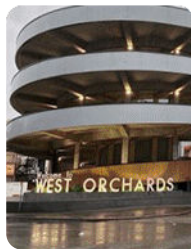
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km<sup>2</sup>

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



## GALLERY



## ACCOMMODATION

| NAME   | SQ FT | SQ M   | RENT | AVAILABILITY |
|--------|-------|--------|------|--------------|
| Ground | 700   | 65.03  | -    | Available    |
| 1st    | 470   | 43.66  | -    | Available    |
| Total  | 1,170 | 108.69 |      |              |

## RENT

£18,000 per annum

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT



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