

INDUSTRIAL / WAREHOUSE TO LET



4 TELFORD ROAD, EXHALL, COVENTRY, CV7 9ES

To Rent: £73,000 per annum

8,600 sq ft (798.97 sq m)

Description

The unit comprises a substantial, self-contained industrial / workshop facility with integral two-storey office accommodation and the benefit of a secure, hard-surfaced yard, set within a well-established commercial estate.

Internally, the principal accommodation is arranged to provide a predominantly open-plan workshop/industrial area, suitable for a wide range of occupiers including manufacturing, engineering, storage, assembly and trade-based operations. The industrial accommodation is supported by ancillary office space arranged over ground and first floor level, providing a combination of open-plan and cellular offices, together with staff welfare facilities.

Externally, the property benefits from a secure yard area, providing practical space for loading, unloading, storage and vehicle manoeuvring. The site configuration lends itself well to occupiers requiring good operational flow between yard and internal accommodation.

Summary

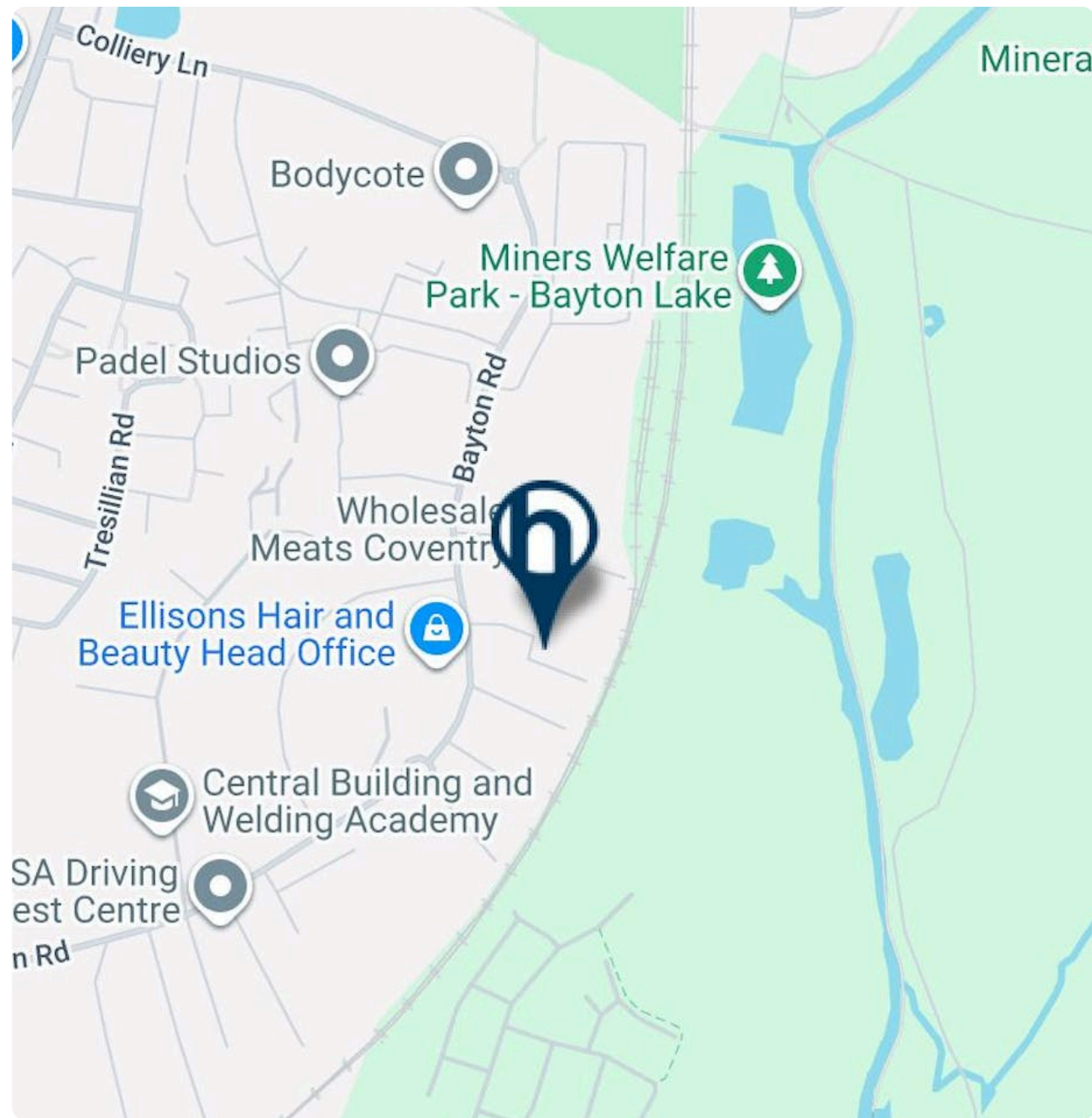
- Established industrial estate location
- Secure, hard surfaced yard
- Ground and first floor office space
- Suitable for a range of industrial and trade occupiers



Location

Unit 4 Telford Road, is situated on the well-established Bayton Road Industrial Estate in Exhall, approximately 4.5 miles north of Coventry City Centre and circa 4.5 miles south of Nuneaton. The estate forms part of the wider Coventry & Bedworth commercial area and is recognised as one of the principal industrial locations serving the northern side of the city.

The property benefits from excellent strategic connectivity, being located within a short drive of Junction 3 of the M6 motorway, providing direct access to the regional and national motorway network, including the M6, M69, M1 and M42. This makes the estate particularly attractive to occupiers involved in manufacturing, engineering, distribution, trade counter and logistics operations.



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.

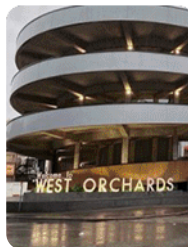
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

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



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TERMS

Terms to be agreed

RENT

£73,000 per annum

BUSINESS RATES

Rateable Value: £51,500

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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