

Mileway

2a Longford Road Coventry

Available to Let
Warehouse
25,500 sq ft



Comprehensively refurbished in 2022



Coventry City Centre 5 miles south



Gated yard access



LED Lighting



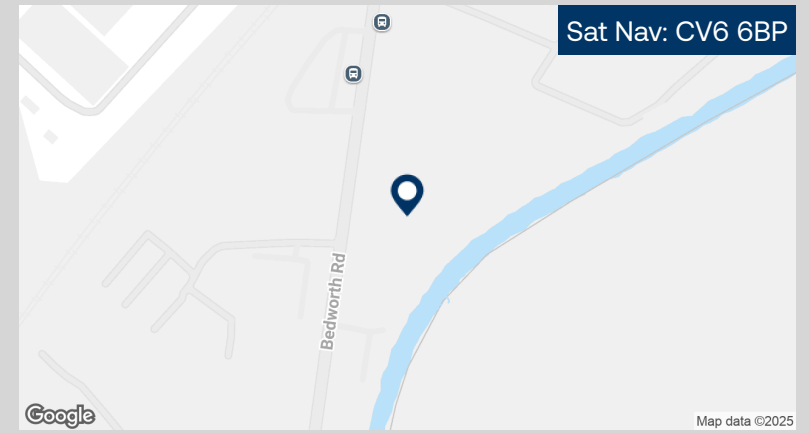
WC and kitchen facilities



250 kva power supply

2a Longford Road

Unit 2A, Longford Industrial Estate Coventry CV6 6BP



Description

The building is of steel portal frame construction. It consists of a large production warehouse accessible via two level access doors with 2,182 sq ft of office space. It benefits from its own demised car parking and loading yard area to the front. The building was comprehensively refurbished in 2022 to include new roof and drainage guttering, new goosewing grey external cladding, double glazed windows, electric level access doors, new asphalt surfacing to access road and parking / yard area, refurbished kitchen, LED lighting, recarpeting of office space and redecoration throughout.

Location

The building is located on Longford Road only 0.5 miles from Junction 3 M6 within an established commercial area. It benefits from unrivalled accessibility not only to the national motorway network, but also locally via the A444 with direct links to central Coventry (5 miles south) and Nuneaton (5 miles north)

EPC

EPC A

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 2A	Warehouse	25,500	Immediately
Total		25,500	

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