

**INDUSTRIAL, LEISURE, WAREHOUSE TO LET**



**UNIT 9B THE ARCHES INDUSTRIAL ESTATE, COVENTRY, CV1 3JQ**

To Rent: £18,500 per annum

4,510 sq ft (418.99 sq m)

## Description

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Unit 9B at The Arches Industrial Estate offers a versatile workspace in one of Coventry's most established commercial locations. Benefitting from the estate's distinctive character and strong business community, this unit provides an ideal base for a wide range of uses.

The first floor unit features a practical open-plan layout which contains a WC, shower and changing room. The unit benefits from excellent natural light, secure access and flexible space suitable for both operational and administrative needs. Positioned within a vibrant and well-maintained estate.

## Summary

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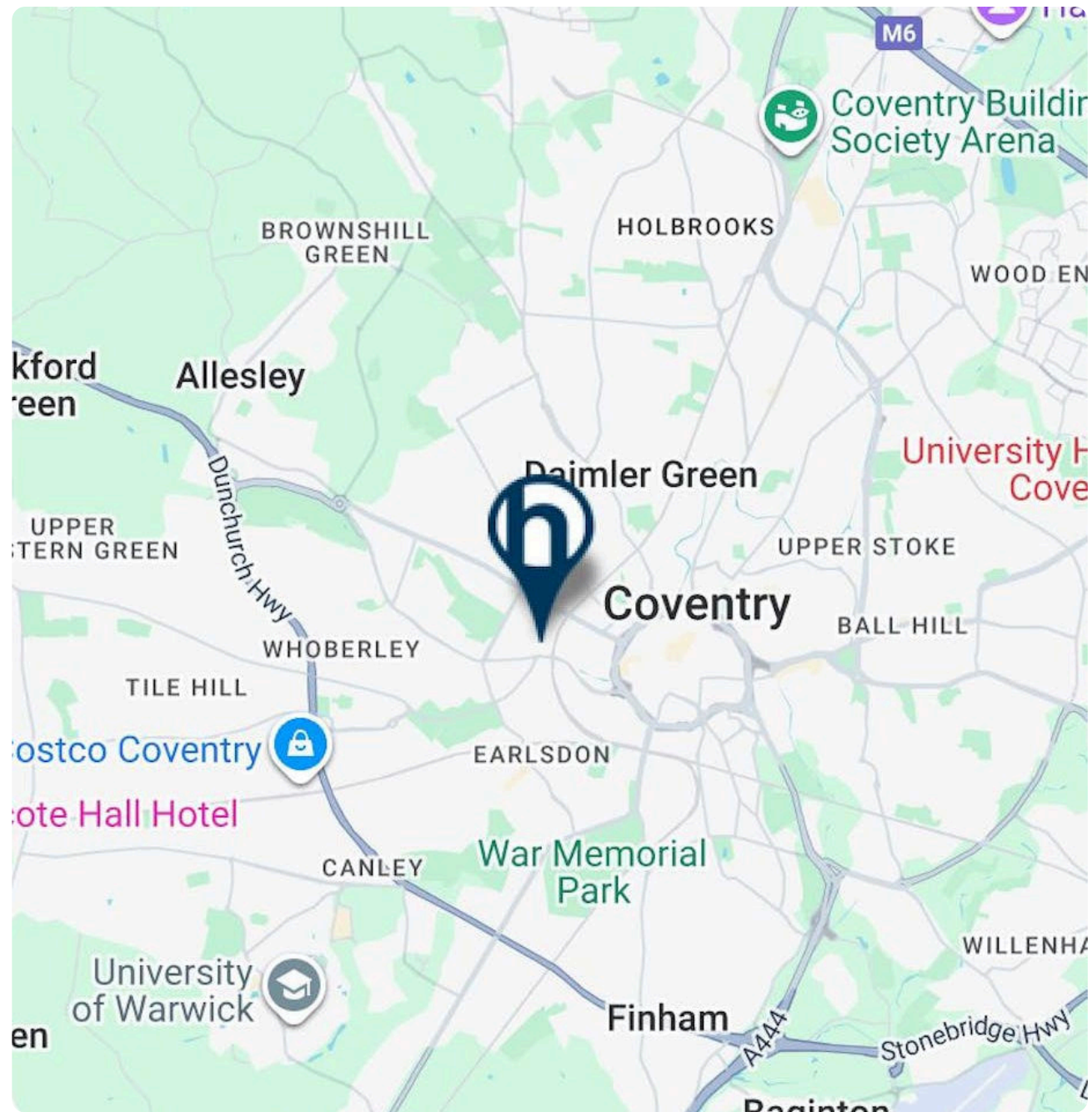
- Well established industrial estate
- Suitable for various uses- subject to planning
- Located within a thriving business environment
- Secure access
- Excellent central Coventry location
- Practical open-plan layout
- Last used for a gym



## Location

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The Arches Industrial Estate is a well-established and highly sought-after business location in the heart of Coventry. Ideally positioned just two minutes from Junction 7 of the city centre ring road and less than one mile from Coventry Station, it offers exceptional connectivity for staff, clients, and suppliers. The estate also benefits from close proximity to Alvis Retail Park, Central Six Retail Park and the Skydome Centre, providing convenient access to a wide range of amenities.



## 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.

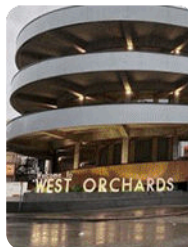
Population: 345,324 (2021)

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



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## TERMS

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Available by way of a new lease on terms to be agreed.

## RENT

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£18,500 per annum

## EPC

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## BUSINESS RATES

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Rateable Value: £5,400

## SERVICE CHARGE

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£800 per annum

## ANTI MONEY LAUNDERING

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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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