



INTERIM PARTICULARS

# TO LET

## INDUSTRIAL WAREHOUSE WITH LARGE YARD

UNIT C1 GROVELANDS INDUSTRIAL ESTATE  
LONGFORD ROAD, EXHALL  
COVENTRY, CV7 9ND



# 26,329 sqft

(2,445.96 sqm) approx

**UNIT TO BE FULLY REFURBISHED FOR WINTER Q25/26 TO INCLUDE OVERCLAD ROOF**

**LARGE SECURE YARD AND PARKING**

**0.5 MILES TO J3 M6**





**LOCATION**

Grovelands Industrial Estate is located on Longford Road, just 0.5 miles from Junction 3 of the M6. Exhall is Coventry's prime industrial location, with Bayton Road Industrial Estate less than a 1 minute drive away. Coventry itself benefits from excellent connectivity. In addition to the M6, the M40 and M1 are all easily accessible.

**DESCRIPTION**

Unit C1 comprises a high-quality warehouse unit of steel portal frame construction and adjoining two storey office building, to be fully refurbished to include an overclad roof. The warehouse benefits from two electric roller shutter doors, LED lighting, gas blower heaters and minimum eaves of 6.55m. The offices provide a mix of open plan and cellular rooms with LED lighting, gas central heating, kitchen and WC facilities. Unit C1 also provides a large fully fenced and gated yard and secure parking.

**AVAILABILITY/ TENURE**

The property is available on a new full repairing and insuring lease on terms to be agreed.

**RENT**

£250,000 per annum assuming full refurbishment

**BUSINESS RATES**

2025 Rateable Value (Warehouse) - £145,000

**VAT**

All prices quoted are exclusive of VAT, which may be chargeable.

**ACCOMMODATION**

AREA	SQM	SQFT
Warehouse	2,013.61	21,675
GF Offices	222.96	2,400
FF Offices	209.4	2,254
<b>TOTAL GIA</b>	<b>2,445.96</b>	<b>26,329</b>

**EPC**

Rating C (64)



**SERVICES**

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

**ANTI-MONEY LAUNDERING:**

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

**VIEWING**

Strictly via the joint agents:

**HARRIS LAMB**

**Contact:** Nick Empson/ Neil Slade  
**Email:** nick.empson@harrislamb.com  
neil.slade:harrislamb.com  
**Tel:** 0121 455 9455

Or

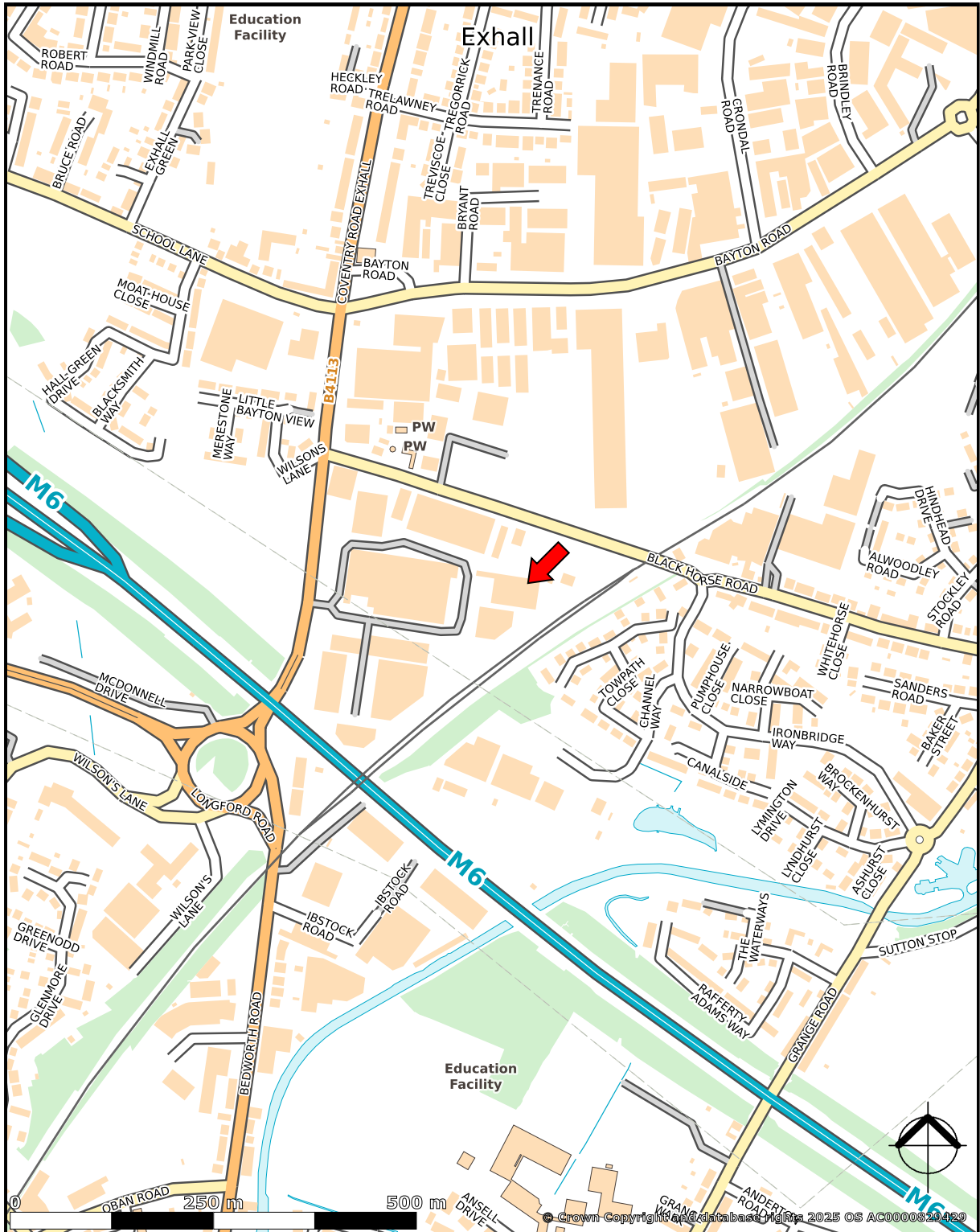
**Bromwich Hardy**  
02476 308 900

**Date:** August 2025

**SUBJECT TO CONTRACT**



Unit C1, Grovelands Industrial Estate, Longford Road, Exhall, Coventry, CV7 9NE



created on **edozo**

Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract