

Industrial

UNIT C1 - OFFICE & C1

GROVELANDS INDUSTRIAL ESTATE

Longford Road, Coventry, CV7 9ND



UNIT C1 - OFFICE & C1 | 26,227 SQ FT

Industrial unit with Office

Unit C1 comprises a high quality warehouse unit of steel portal frame construction and an adjoining two storey office building. The warehouse benefits from two electric roller shutter doors, LED lighting, and minimum eaves of 6.55m. The offices provide a mix of open plan and cellular rooms with LED lighting, kitchen and WC facilities. Unit C1 also provides a large secure yard of approximately 37 x 27 metres. Grovelands Industrial estate located in a prime location, located on Longford Road approximately half a mile from J3 of the M6. The A444 dual carriageway provides easy access to Coventry to the south (4 miles) and Nuneaton to the north (5 miles).



Lease Type

New

Unit Summary

- Office Accommodation
- Private Yard
- Dedicated Car Parking
- 24 Hour Access
- 3 Phase Power
- Premier Industrial Location

[View Floor Plans](#)

Occupational Costs

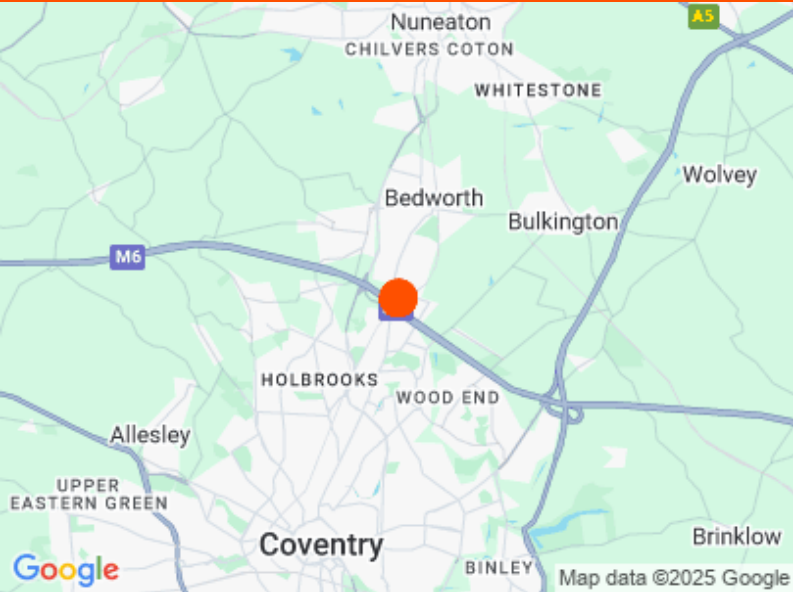
	Per Annum	Per Sq Ft
Rent	£245,900.00	£9.38
Rates	£74,240.00	£2.83
Maintenance Charge	£20,981.60	£0.80
Insurance	£5,245.40	£0.20
Total Cost	£346,367.00	£13.21

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

The A444 dual carriageway provides easy access to Coventry to the south (4 miles) and Nuneaton to the north (5 miles). The estate comprises of 12 units, ranging from 7,000 to 102,000 sq ft, with LED lighting and roller shutter doors.



Road
M6: <1 mile



Airport
Birmingham: 13 miles



Rail
Nuneaton: 5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (75)



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Key Contact



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For more info please visit: unit.info/U4P0400208

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