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VIEW ONLINE

WAREHOUSE, INDUSTRIAL, FACTORY, INDUSTRIAL PARK TO LET

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

To Rent: £250,000 per annum 26,329 sq ft (2,446.04 sq m)

Description

Unit C1 comprises a high quality warehouse unit of steel portal frame construction and adjoining two storey office building. The warehouse benefits from two electric roller shutter doors, LED lighting, gas blower heaters and mininmum 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 secure yard of approximately 37 x 27 metres.

Summary

- High quality warehouse
- Large secure yard and parking
- Prime industrial location
- Half a mile from the M6
- LED lighting

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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.

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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.

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GALLERY

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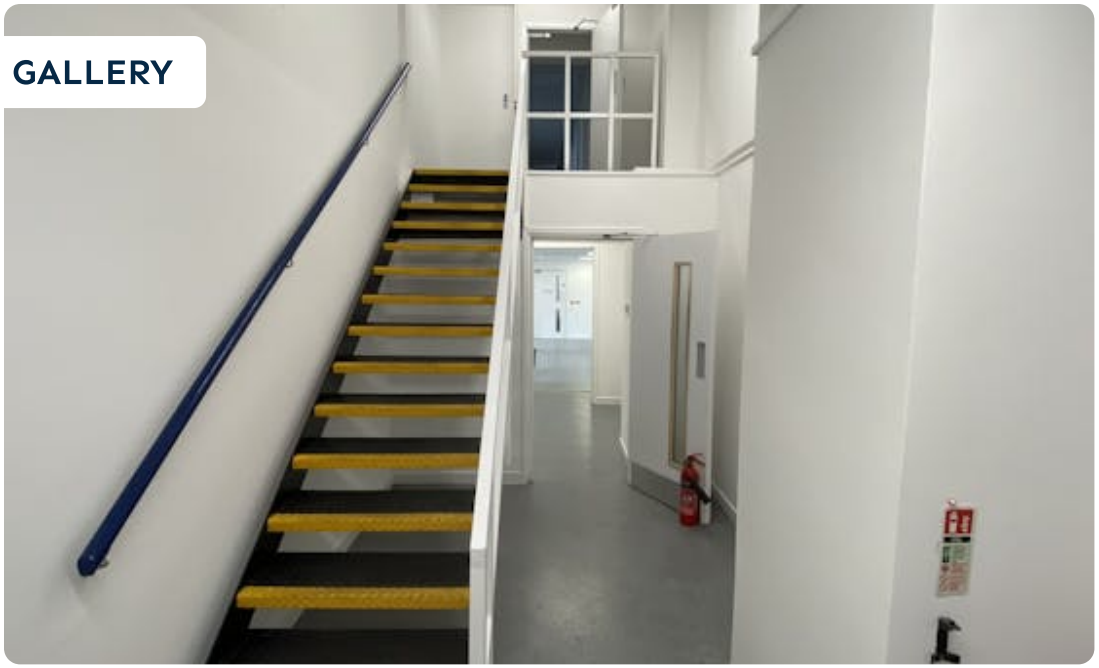
GALLERY



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RENT

£250,000 per annum

BUSINESS RATES

Rates Payable: £145,000 per annum

SERVICE CHARGE

n/a

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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mark.booth@bromwichhardy.com

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