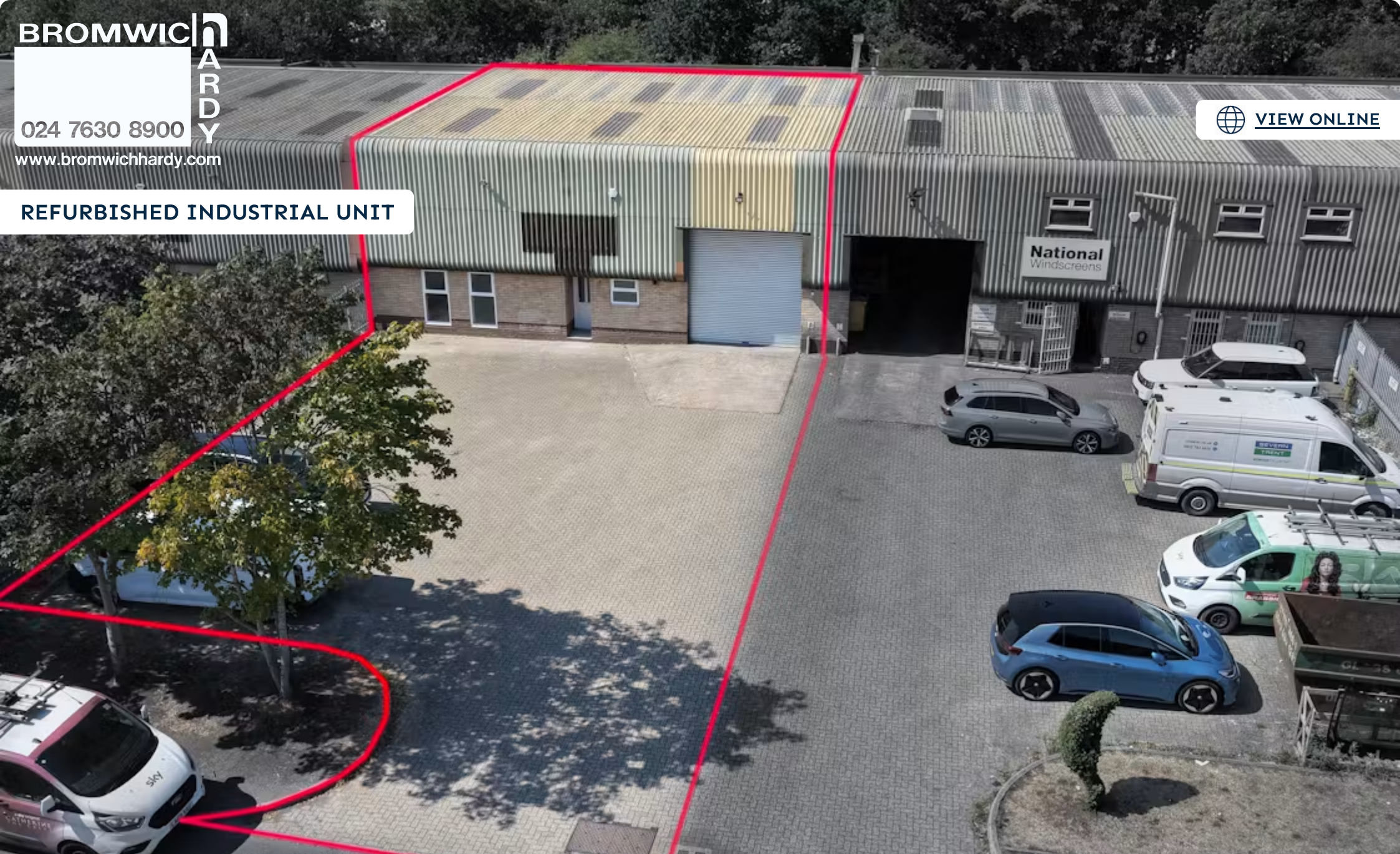


**REFURBISHED INDUSTRIAL UNIT**



**UNIT 6, HENLEY INDUSTRIAL PARK, COVENTRY, CV2 1ST**

To Rent: £40,888 per annum

4,304 sq ft (399.85 sq m)

## Description

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Unit 6 Henley Industrial Park comprises a good quality unit of steel portal frame construction. The property has been refurbished and is immediately available for a range of uses. The unit is accessible via an electric roller shutter door and pedestrian entrance to the left, which opens into a reception area, two WCs and a refurbished office suite. Externally, there is a spacious yard and parking area.

## Summary

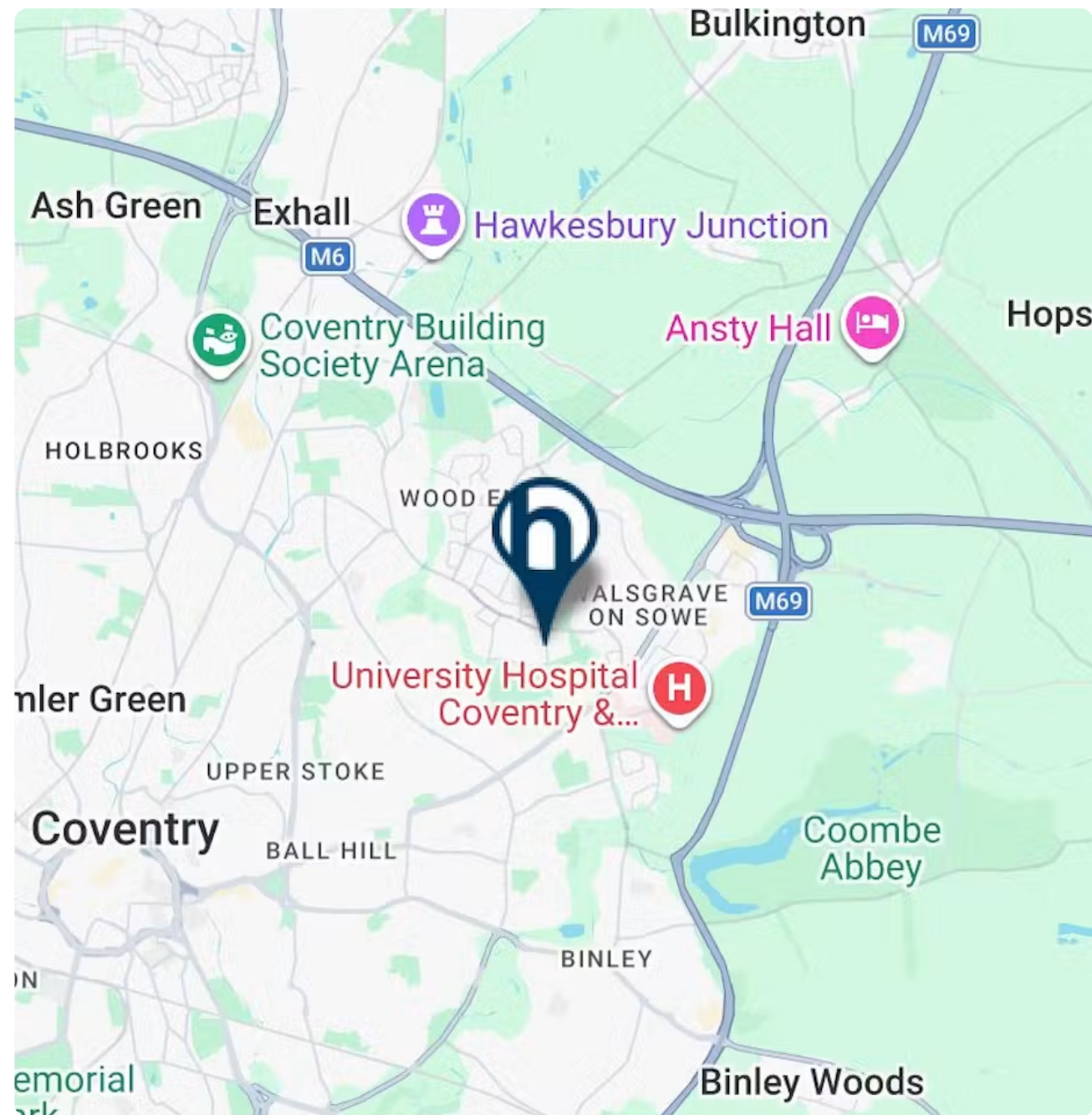
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- Electric roller shutter and pedestrian access
- Eaves Height 4.8m
- Refurbished office
- Great parking and yard area
- Situated on a popular industrial estate



## Location

Henley Road is well positioned in the North of Coventry only a short drive from junction 2 of the M6 and also affords easy access to central Coventry. The access is off Henley Road and the estate is already a thriving industrial centre with several other occupied units. The towns of Nuneaton, Warwick and Leamington are all nearby, and the M6 connection permits connections to Birmingham and Rugby and beyond also. Coventry Mainline station sits on the West Coast Mainline.



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## GALLERY



### UNIT 6, HENLEY INDUSTRIAL PARK, COVENTRY, CV2 1ST

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4,304 sq ft (399.85 sq m)

## ACCOMMODATION

| NAME                     | SQ FT | SQ M   | RENT | AVAILABILITY |
|--------------------------|-------|--------|------|--------------|
| Ground - Warehouse       | 3,767 | 349.97 | -    | Available    |
| Ground - Office          | 364   | 33.82  | -    | Available    |
| Ground - Reception / WCs | 173   | 16.07  | -    | Available    |
| Total                    | 4,304 | 399.86 |      |              |

## RENT

£40,888 per annum

## EPC

C (74)

## VAT

Applicable

## BUSINESS RATES

Rateable Value: £34,500  
Rates Payable: £14,904 per annum

## LEGAL FEES

Each party to bear their own costs

## POSSESSION

Available Immediately

## 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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## JOINT AGENTS

Edward Jenkinson (Holt Commercial)  
024 7655 5180 | 07935 317329  
ed@holtcommercial.co.uk

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