

**INDUSTRIAL / WAREHOUSE TO LET**



**UNIT 2, 67 BLACKHORSE ROAD, COVENTRY, CV6 6DP**

To Rent: £9.50 per sq ft      9,224 sq ft (856.94 sq m)

## Description

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A mid-terraced industrial unit or steel portal frame construction, with solid brick and steel cladding elevations.

The property benefits from an integral two storey office block with ancillary stores and WCs.

There is a generous yard to the front of the unit, providing plenty of space for loading and parking.

The unit is due to undergo extensive refurbishment.

## Summary

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- Mid-Terrace Unit
- 9,224 sq ft
- Golden Triangle
- 5m eaves
- Canteen
- Excellent Yard
- To be refurbished



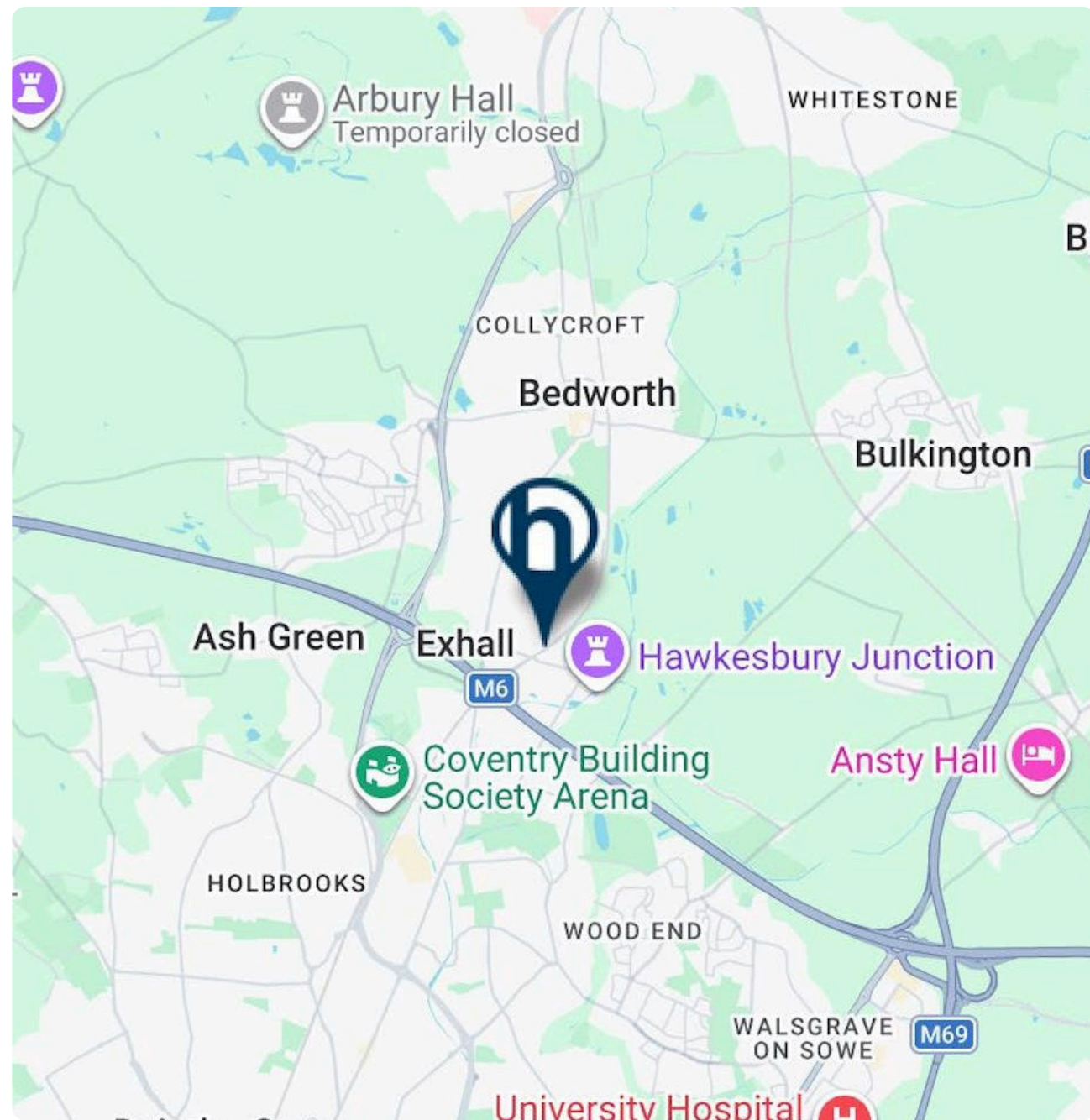
## Location

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67 Blackhorse Road is located within the established Exhall area of north-west Coventry, a well-recognised industrial and trade location positioned close to the city's key employment corridors.

The surrounding area comprises a mix of light industrial units, trade counter operators, storage facilities and established employment sites, alongside supporting residential streets.

Its proximity to the A444 provides direct connectivity to the wider Coventry and Nuneaton industrial markets, with convenient onward access to Junction 3 of the M6, making it a strategically positioned base for distribution and manufacturing occupiers



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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.

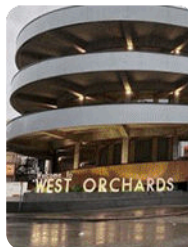
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 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



## ACCOMMODATION

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NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Warehouse	6,901	641.12	-	Available
Ground - Offices / Kitchen / WCs	1,305	121.24	-	Available
1st - Offices	1,018	94.58	-	Available
<b>Total</b>	<b>9,224</b>	<b>856.94</b>		

## TERMS

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New lease to be agreed on full repairing and insuring terms

## RENT

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£9.50 per sq ft

## EPC

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D (76)

## VAT

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Applicable

## LEGAL FEES

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Each party to bear their own costs

## 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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