



**Lambert
Smith
Hampton**

Unit 8 Kingfield Road Trade Park, Coventry, CV1 4DW
Industrial, Industrial/Logistics To Let | £110,000 per annum | 3,061 to 12,524 sq ft
Terraced unit with trade counter



Key Points

- 4.6m minimum eaves
- Three level access loading doors
- Loading area
- LED Lighting
- 24/7 access
- Three phase power supply

Description

The property provides a terraced unit made up of two interconnecting units of steel portal frame construction with brick and lined profile clad elevations and lined roof. The property has a trade entrance, three roller shutter doors, office area and welfare facilities. Within the warehouse are three separate mezzanine storage areas (not included in the GIA). Allocated parking and loading area are provided to the front of the unit.

There is scope to divide the building into two separate units.

Location

Kingfield Road Trade Park is approximately half a mile due north of Coventry city centre accessed off either the B4113 Foleshill Lane via Cash's Lane, or via the B4118 Lockhurst Lane. Other occupiers on the estate include Screwfix, Mercado, City Plumping, Plum Centre.

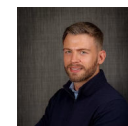
Accommodation

Name	sq ft	sq m
Unit - 8a - Warehouse	7,811	725.67
Unit - 8a - Trade Area, Offices & Welfare	1,652	153.48
Unit - 8b - Warehouse	3,061	284.38
Total	12,524	1,163.53

Summary

- Rent: £110,000 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (90)
- Lease: New Lease

Contact & Viewings



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