



26 Endemere Road, Albion Industrial Estate, Coventry, CV6 5PY

QUALITY WAREHOUSE/TRADE COUNTER UNIT (STPP)

Summary

Tenure	To Let
Available Size	9,961 sq ft / 925.41 sq m
Rent	£79,500 per annum
Rateable Value	£42,500
EPC Rating	D (92)

Key Points

- 2.5 miles from J3 M6
- Popular industrial estate
- Ground level loading
- Trade counter location
- Minimum eaves height approximately 5m
- Open plan first floor office accommodation

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Location

The property is located on the Albion Industrial Estate, approximately 2.5 miles south of the M6 Motorway (Junction 3). The M6 and M1 intersection is located approximately 15 miles east of the subject property. Coventry City Centre is located approximately 2 miles south of the properties.

Local occupiers include Howdens, Travis Perkins, Enterprise, Coventry Building Products and Hertz.

Description

Unit 26 comprises a good quality warehouse/trade counter unit. Having recently undergone light refurbishments, the property benefits from modern first floor office accommodation, with WC and kitchen facilities at ground floor level. There is LED lighting, three phase power and a gas supply. Externally, there is an electric roller shutter door and all external doors and windows are secured with shutters. The unit also provides a generous yard and parking area.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse/Trade Counter	9,961	925.41
Total	9,961	925.41

Tenure

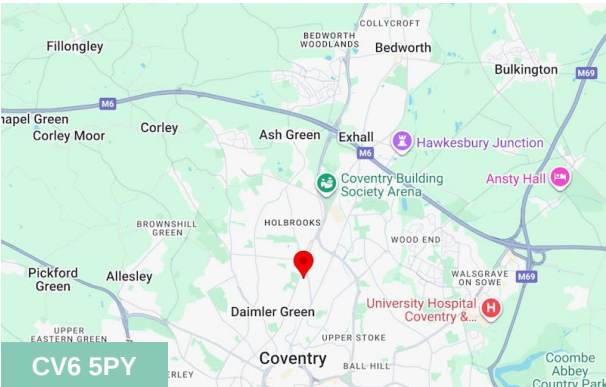
The property is available on a new Full Repairing & Insuring Lease for a term of years to be agreed.

VAT

VAT will be payable if applicable.

Anti Money Laundering

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required in order to complete the transaction.



Viewing & Further Information



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