



Unit at rear of Ney Facility, Stonebridge Industrial Estate, Sibree Road, Coventry, CV3 4FD

WELL LOCATED INDUSTRIAL UNIT WITH EXTERNAL PARKING & YARD AREA

Summary

Tenure	To Let
Available Size	45,443 sq ft / 4,221.79 sq m
Rent	£395,000 per annum
Business Rates	To be separately assessed.
EPC Rating	D (90)

Key Points

- Target availability Q4 2026
- Close to Former Coventry Airport
- Yard area and parking available
- Two storey office block within
- Located close to the A45 providing good access to the close by motorway networks
- Roller shutter access doors
- Working heights of up to 7.84m in part

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Description

The bays are of portal frame and part mono pitched construction on the lower bay. The units have two levels with a drop of around 1.95 metres and mostly part brick block insulated internal and clad elevations with concrete floors. Internally the bays provide heights of approximately 5.66 metres in part, rising to 7.84 metres at the steel apex, in part. In addition, internally there is a two storey office block located to the rear of the larger bay.

Externally the site provides a self contained yard area and parking area.

Location

The property is located at the eastern end of Sibree Road on the well established Stonebridge Industrial Estate. Stonebridge is located close to Middlemarch Industrial Estate and the former Coventry Airport is also in close proximity. Rowley Drive is accessed off Rowley Road (the main road of Stonebridge Industrial Estate) with the junction of Tollbar End roundabout linking the A45 and A46 trunk roads. In turn, the A45 and A46 give direct access to the main motorway network including the M6, M1, M40 and M42

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Warehouse inclusive of Ground Floor Offices	43,913	4,079.65
First Floor Offices	1,530	142.14
Total	45,443	4,221.79

Terms

Available on FRI lease terms to be agreed.

Rent

£395,000 per annum exclusive. Subject to Contract & Terms to be agreed.

Services

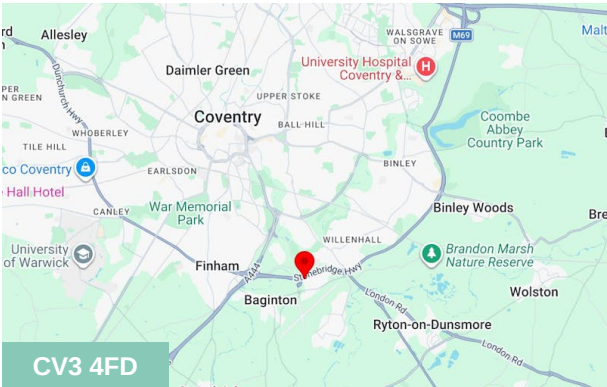
It is understood that the unit shall be separately metered for services.

VAT

VAT payable (if applicable).

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information



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