



10 Redland Close, Aldermans Green Industrial Estate, Coventry, CV2 2NP

WORKSHOP/INDUSTRIAL UNIT

Summary

Tenure	To Let
Available Size	2,040 sq ft / 189.52 sq m
Rent	£20,000 per annum
Rateable Value	£11,250 (1 April 2026)
EPC Rating	C (57)

Key Points

- Located within close proximity to Junction 2 and 3 of the M6
- Available for immediate occupation
- Additional communal car parking

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Location

Aldermans Green Industrial Estate is located approximately 4 miles north of Coventry City Centre. The property is approached from Junction 2 of the M6, via the A4600, onto the B4082 turning right onto Deedmore Road, then left into Dutton Road. Redland Close is located on the right.

Description

The property comprises a detached industrial unit of brick and blockwork construction beneath what appears to be a mono-pitched/flat roof.

The accommodation is predominantly open plan warehouse space, albeit with a number of partitioned areas having been installed internally. Ancillary accommodation includes a kitchenette located to the rear elevation together with male and female WC facilities situated within a brick-built extension to the side elevation.

Externally, the property benefits from a small, gated yard area which is suitable for storage and/or parking purposes, subject to any necessary consents and permissions

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit	2,040	189.52
Total	2,040	189.52

Service Charge

The Council will maintain the common parts of the Estate and recover costs via a Service Charge. We understand the Service Charge for the current year is approx £281. Additionally, a contribution of approx £90 per annum will be payable towards the estate Sinking Fund.

Management Charge

Please also note that there is a standard additional Management Charge of 5% of the rent collected with the rent quarterly in advance to cover the cost of the rent collection process.

Insurance

The tenant will be responsible for reimbursing the Landlord for the cost of insuring the building. For the current year we understand this is approx £215.

VAT

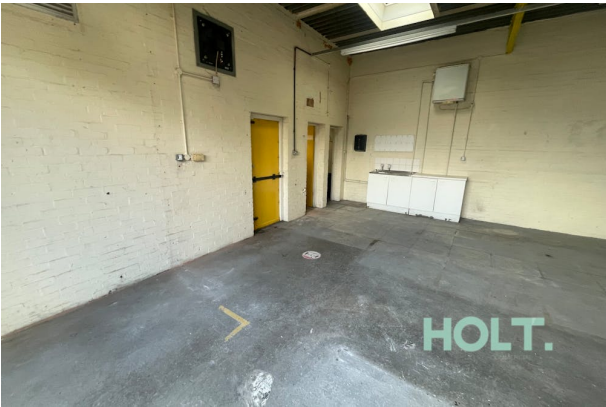
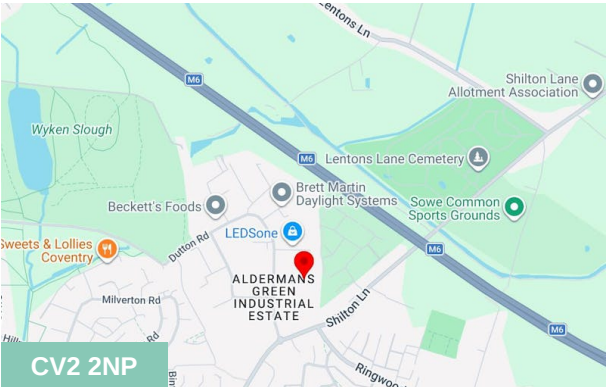
The estate is not VAT elected; however VAT will be applicable on rent and all other charges for storage use.

Services

We are advised that electric, gas and water services are available however interested parties are advised to satisfy themselves with the availability and suitability of each.

Legal Costs

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



Viewing & Further Information



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