



12 Portway Close, Coventry, CV4 9UY

MID TERRACED INDUSTRIAL UNIT

Summary

Tenure	To Let
Available Size	736 sq ft / 68.38 sq m
Rent	£12,000 per annum
Rates Payable	£7,500 per sq ft (1 April 2026)
EPC Rating	F

Key Points

- Full height roller shutter loading door
- Three phase electricity supply
- Allocated parking and loading area
- Established industrial location
- Convenient access to the A45

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Location

The property is situated on Portway Close within the established Tile Hill area of Coventry, approximately 4 miles west of Coventry City Centre. Portway Close comprises an established commercial location occupied predominantly by industrial, warehouse and workshop users.

The location benefits from good access to the regional road network, with the A45 readily accessible providing connections towards Coventry City Centre, Birmingham and the wider Midlands motorway network. Tile Hill Railway Station is circa 1 km from the property, providing regular rail services to Coventry and Birmingham.

Description

The property comprises a single storey, mid terraced, industrial/workshop unit of traditional brick construction beneath a pitched roof.

Internally, the accommodation provides predominantly open plan workshop/storage space with painted blockwork walls, a solid floor and good levels of natural light provided by translucent roof panels. The unit benefits from a full height roller shutter loading door together with separate pedestrian access, fluorescent strip lighting, three phase electricity and a small kitchenette area with fitted base units and sink.

Externally, the property benefits from a small forecourt area providing access for loading together with allocated parking immediately to the front of the unit.

Accommodation

Description	sq ft	sq m
Unit 12	736	68.38
Total	736	68.38

Service Charge

There is an annual Service Charge applicable (currently £266 pa). There is also a separate contribution towards the Sinking Fund and Insurance.

Management Charge

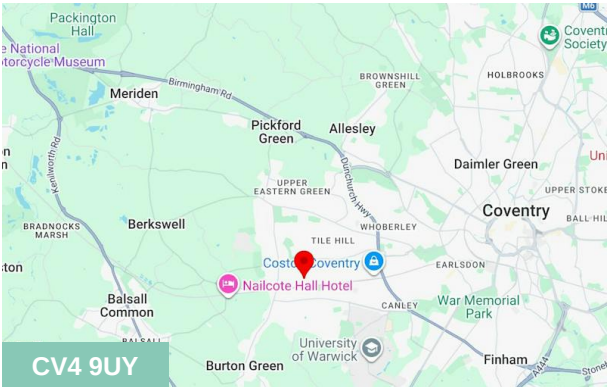
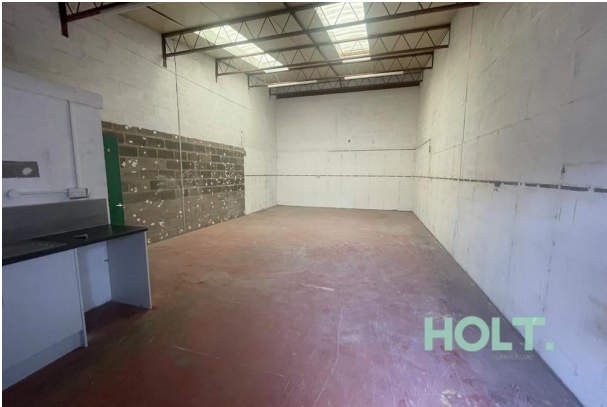
There is a Management Charge of 5% of rent.

VAT

We understand the property is not elected for VAT.

Legal Costs

The incoming tenant is likely to be required to contribute towards the Council’s legal costs. This contribution is anticipated to be in the region of £1,900 plus VAT but may be higher depending on the complexity of the transaction. The amount will be confirmed when terms are agreed.



Viewing & Further Information



Jamie Morby
024 7655 5180 | 07873 218 177
jamie@holtcommercial.co.uk