HOLT.
COMMERCIAL

Industrial / Warehouse
TO LET



184 Fletchamstead Highway, Coventry, CV4 7BB

WELL LOCATED INDUSTRIAL/WAREHOUSE UNIT

Summary

Tenure	To Let
Available Size	1,447 sq ft / 134.43 sq m
Rent	£25,000 per annum
Rateable Value	£12,750 (1 April 2026)
EPC Rating	C

Key Points

- Located immediately adjacent to the A45 Fletchamstead Highway
- Small yard to the rear
- Car parking available to the front and rear of the unit

Regulated by RICS

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Location

The property is situated on Fletchamstead Highway, within the established industrial and commercial area of Canley, approximately 3 miles south west of Coventry City Centre. Fletchamstead Highway provides a mixture of industrial, commercial and trade related premises, with the subject property benefiting from good access to the surrounding road network.

The property is conveniently located for access to the A45, which provides connections towards Birmingham, the M42 and M6 motorways to the west, and the A46 and wider motorway network to the east. Coventry City Centre and the surrounding residential areas are also readily accessible, providing a suitable location for a range of commercial and industrial occupiers.

Description

The property comprises a single storey industrial unit of brick and profile metal clad construction beneath a pitched roof, currently fitted out predominantly as office accommodation.

Internally, the property has been subdivided to provide a series of offices, circulation areas and ancillary storage facilities, benefitting from painted walls, hard wearing flooring, recessed LED lighting, electric heating and double glazed windows. The premises also benefit from a roller shutter loading door and a maximum internal ceiling height of approximately 3.7m. The internal office accommodation has been formed using partition walls which can be removed, allowing the property to be reinstated to a more traditional open plan industrial or workshop configuration, subject to any necessary works.

Externally, the property benefits from a concrete surfaced yard area providing loading and external storage space, enclosed by metal fencing and accessed via double metal gates.

Accommodation

Description	sq ft	sq m
Unit	1,447	134.43
Total	**1,447**	**134.43**

VAT

We understand the property is not elected for VAT.

Additional Charges

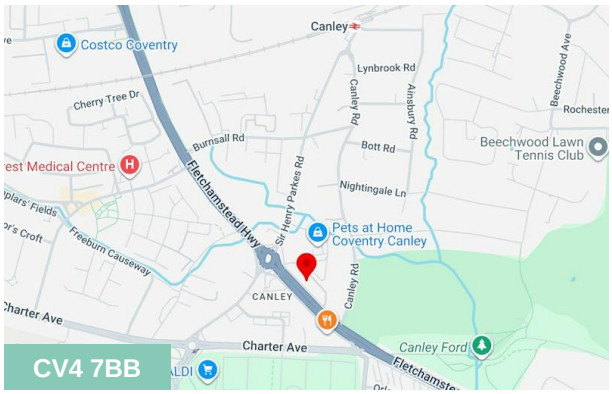
Building Insurance: £328.00 per annum
Service Charge: £477.00 per annum
Sinking Fund: £50.35 per annum

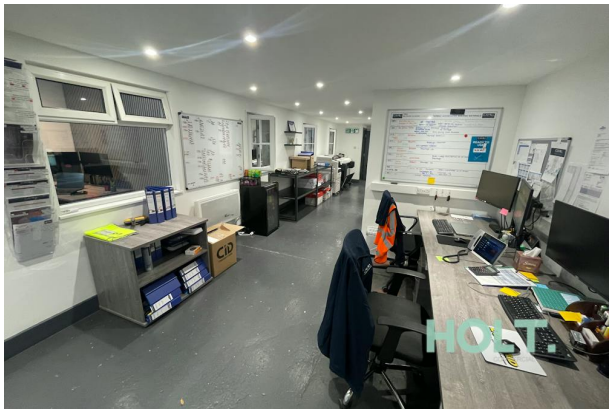
Management Charge

Please also note that there is a standard additional management charge of 5% of the rent collected to cover the cost of the management of the estate.

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.





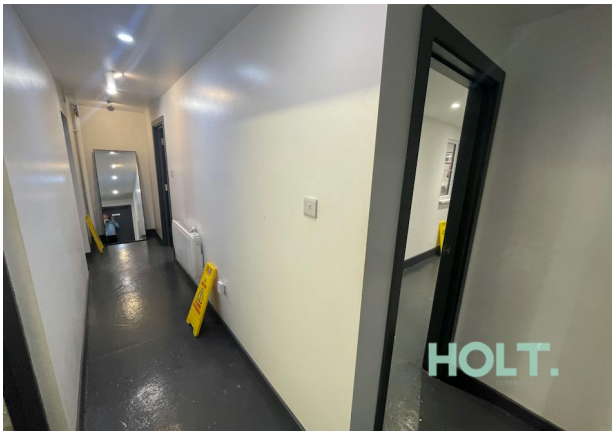


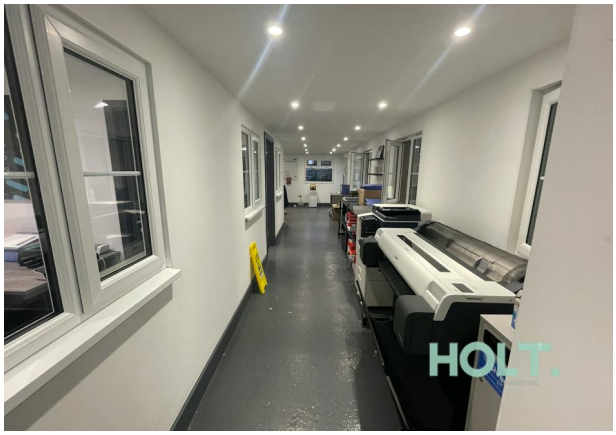
Viewing & Further Information



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