



Unit 3C, Swallowgate Business Park, Coventry, CV6 4BL

SUB LETTING

MODERN INDUSTRIAL/WAREHOUSE UNIT WITHIN AN ESTABLISHED ESTATE

Summary

Tenure	To Let
Available Size	5,819 sq ft / 540.60 sq m
Rent	Rent on application
Rateable Value	£41,500
EPC Rating	C

Key Points

- Convenient links to M6, M1, M40, M42 and M69
- Open plan warehouse with WC and kitchen facilities
- 7m eaves height with full height loading door (4m x 4.4m)
- Well presented and adaptable for a range of industrial or storage uses
- Dedicated on site parking for 12 vehicles

Unit 3C, Swallowgate Business Park, Coventry, CV6 4BL

Location

Swallowgate Business Park is situated on Holbrook Lane within one of Coventry's established industrial areas. The site lies approximately 2.5 miles north of the city centre and approximately 2.3 miles from Junction 3 of the M6, offering convenient links to the M1, M40, M42 and M69.

Description

Unit 3C comprises an open plan warehouse with minor partitioning to accommodate WC and kitchen facilities. It benefits from an eaves height of 7m and is fitted with a front roller shutter door measuring 4m wide x 4.4m high.

There is parking on site allocated for 12 vehicles.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 3C	5,819	540.60
Total	5,819	540.60

Rent

On application.

Tenure

The property is currently let to Optagon Ltd, t/a Rubber4Roofs Ltd, on a 10 year Full Repairing and Insuring Lease dated 16 October 2020 and expiring 15 October 2030.

Business Rates

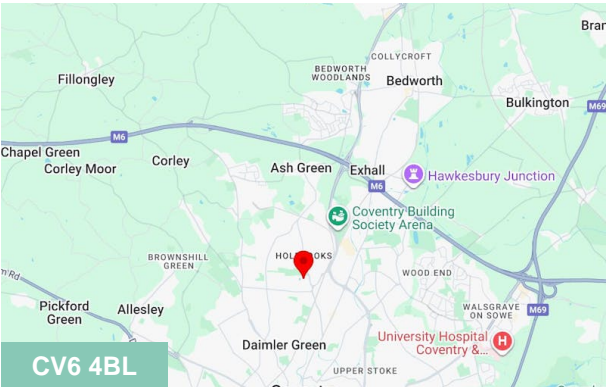
Rateable Value: £41,500 (1 April 2023 to present)

VAT

We are advised that VAT is applicable.

Legal Costs

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



Viewing & Further Information



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