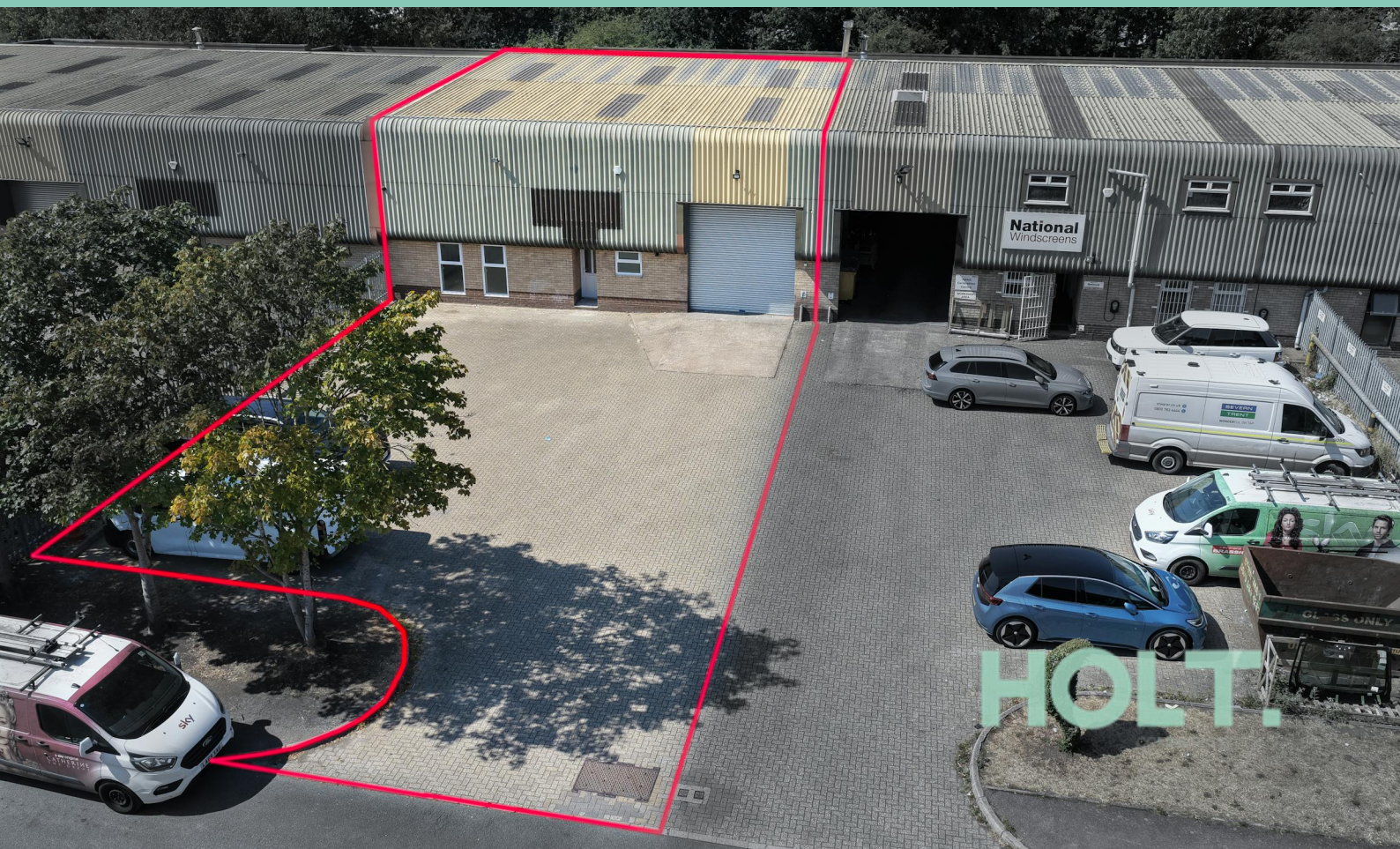




Unit 6, Henley Industrial Park, Coventry, CV2 1ST

REFURBISHED INDUSTRIAL UNIT

Summary

Tenure	To Let
Available Size	4,304 sq ft / 399.85 sq m
Rent	£40,888 per annum
Rateable Value	£34,500 (1 April 2026)
EPC Rating	C (74)

Key Points

- Electric roller shutter and pedestrian access
- Refurbished office
- Situated on popular industrial estate
- Eaves height 4.8m
- Great parking and yard area

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Location

Henley Road is well positioned in the North of Coventry only a short drive from Junction2 of the M6 and also affords easy access to central Coventry. The access is off Henley Road and the estate is already a thriving industrial estate with several other occupied units. The town of Nuneaton, Warwick and Leamington are all nearby, and the M6 connection permits connections to Birmingham and rugby and beyond also. Coventry Mainline station sits on the West Coast Mainline.

Description

Unit 6 Henley Industrial Park comprises a good quality unit of steel portal frame construction. The property has been refurbished and is immediately available for a range of uses. The unit is accessible via an electric roller shutter door and pedestrian entrance to the left, which opens into a reception area, two WCs and a refurbished office suite. Externally, there is a spacious yard and parking area.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	3,767	349.97
Office	364	33.82
Reception/WCs	173	16.07
Total	4,304	399.86

Rent

£40,888 per annum.

VAT

Holt Commercial understands VAT is applicable.

Business Rates

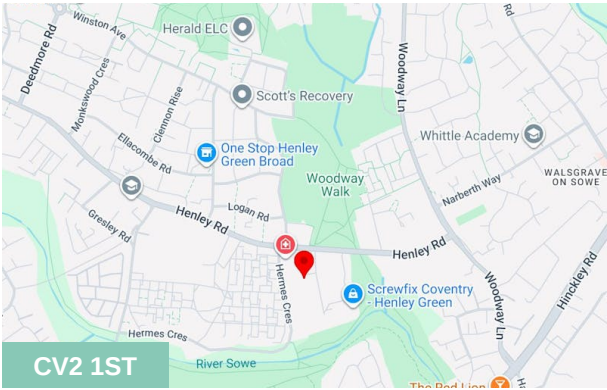
Rateable Value: £34,500
Rates Payable: £14,904 per annum

Legal Fees

Each party to bear their own costs.

Anti Money Laundering

To comply with our legal responsibilities for Anti Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.



Viewing & Further Information



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