

Building 16, Unit 8

Bilton Industrial Estate, Humber Rd, Coventry, CV3 1JL

SHEPHERD
COMMERCIAL



TO LET

975 SQ FT
(90.58 SQ M)

£12,000 PER ANNUM

Clean, single-storey industrial unit with roller shutter access and internal lighting.

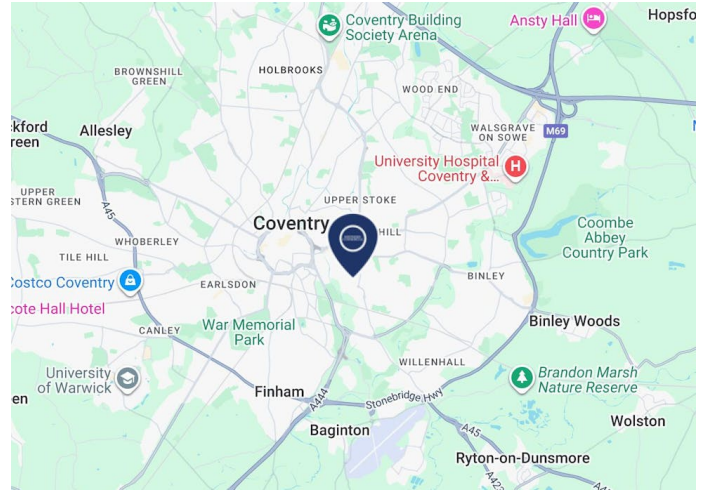
- Refurbished industrial unit
- Brick construction with steel trussed roof and rooflights
- Roller shutter and personnel access
- Internal enclosed loading area
- Forecourt and communal parking
- Excellent access to A444, A46, M6 and M69

01564 778890
www.shepcom.com

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Summary

Available Size	975 sq ft / 90.58 sq m
Rent	£12,000 per annum
Rates Payable	£3.58 per sq ft
EPC	E (124)

Description

The property comprises a mid-terrace industrial unit of solid block construction with a pitched roof incorporating translucent roof panels. The interior provides an open-plan layout with painted block walls and a solid floor finish. Lighting is provided by a combination of suspended LED fittings and natural light from rooflights above. The unit benefits from a automatic roller shutter door opening onto a covered loading area, allowing convenient loading and unloading in all weather conditions. The accommodation is well presented and suitable for a range of light industrial or workshop uses. Electrical outlets and surface-mounted wiring are installed along the internal walls, providing flexibility for occupiers to configure the space as required.

Location

The property is located on the established Bilton Industrial Estate off Humber Avenue, approximately one mile east of Coventry city centre. The estate benefits from excellent road connections, with Humber Avenue linking to Humber Road (B4110) and the A444, which provides direct access to the A46, M6, M69 and M40 motorways. The area is a well-regarded commercial location, popular with a range of industrial, warehouse and trade occupiers.

Services

Mains services (electricity, water, drainage) are understood to be connected.

Tenure

Available on a new Full Repairing & Insuring (FRI) lease, with terms to be negotiated.

Legal Costs

Each party is to bear their own legal costs in any transaction.

Business Rates

Rateable Value: £7,000

Prospective tenants may qualify for Small Business Rates Relief.

Viewings

Strictly by appointment through Shepherd Commercial.



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