



HOLT.

Unit 18 Henley Industrial Park, Henley Industrial Park, Coventry, CV2 1ST

TWO BAY WAREHOUSE UNIT WITH OFFICE SPACE

Summary

Tenure	To Let
Available Size	19,472 sq ft / 1,809.01 sq m
Rent	£78,000 per annum
Business Rates	1 April 2023
EPC Rating	E

Key Points

- Excellent industrial location
- Convenient for Motorway access (M6, J2)
- Established and popular Industrial Estate

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Location

Henley Road is well positioned in the North of Coventry only a short drive from junction 2 of the M6 and also affords easy access to central Coventry. The access is off Henley Road itself and the estate is already a thriving industrial centre with several other occupied units. The towns of Nuneaton, Warwick and Leamington are all nearby and the M6 connection permits connections to Birmingham, Rugby and beyond. London and Manchester are both only 1.5 hours away in either direction from this location. Coventry Mainline station sits on the West Coast Mainline to afford national business connections.

Description

The property comprises a two bay warehouse of steel portal frame construction. The unit is accessed via a roller shutter door to the right hand bay, and a pedestrian entrance into single storey offices, at the front of the left hand bay.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Industrial/Warehouse	19,472	1,809.01
Total	19,472	1,809.01

Rent

£78,000 per annum exclusive

Tenure

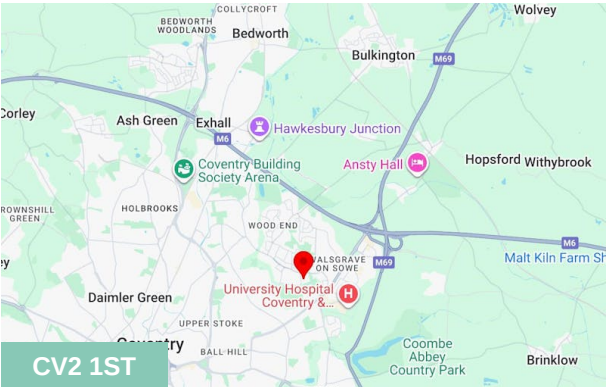
The property is available on a new Full Repairing & Insuring Lease for a term of years to be agreed.

VAT

VAT will be payable if applicable.

Anti Money Laundering

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required in order to complete the transaction.



Viewing & Further Information



Edward Jenkinson
024 7655 5180 | 07935 317329
ed@holtcommercial.co.uk

