



16 Portway Close, Coventry, CV4 9UY

END TERRACED SELF CONTAINED INDUSTRIAL UNIT

Summary

Tenure	To Let
Available Size	2,316 sq ft / 215.16 sq m
Rent	£24,000 per annum
Rates Payable	£16,750 per sq ft (1 April 2026)
EPC Rating	D

Key Points

- Substantial mezzanine accomodation
- Mixed workshop, storage and office space
- Fitted offices
- Roller shutter loading access
- Secure gated frontage with parking
- Convenient access to the A45

16 Portway Close, Coventry, CV4 9UY

Location

The property is situated on Portway Close within the established Tile Hill area of Coventry, approximately 4 miles west of Coventry City Centre. Portway Close comprises an established commercial location occupied predominantly by industrial, warehouse and workshop users.

The location benefits from good access to the regional road network, with the A45 readily accessible providing connections towards Coventry City Centre, Birmingham and the wider Midlands motorway network. Tile Hill Railway Station is circa 1 km from the property, providing regular rail services to Coventry and Birmingham.

Description

The property comprises a self contained, industrial/business unit providing a combination of workshop/storage and office accommodation. The ground floor provides predominantly open plan accommodation with a painted concrete floor, fluorescent lighting and a mixture of blockwork and lined internal walls, together with ancillary work/storage areas and a fitted kitchenette.

A substantial mezzanine has been installed within the unit, providing additional storage accommodation together with a number of enclosed cellular offices.

The office accommodation is carpeted and benefits from suspended ceilings with inset lighting, perimeter trunking providing power and data points, and electric heating.

Loading access is provided by way of a roller shutter door to the front elevation, together with a separate personnel entrance.

Externally, the unit benefits from a secure gated frontage with parking/loading immediately in front of the premises.

Accommodation

Description	sq ft	sq m
Ground Floor	1,484	137.87
Mezzanine	832	77.30
Total	2,316	215.17

Service Charge

There is an annual Service Charge applicable (currently £549 pa). There is also a separate contribution towards the Sinking Fund and Insurance.

Management Charge

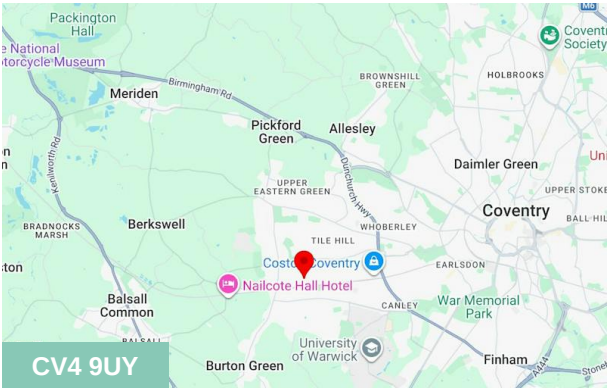
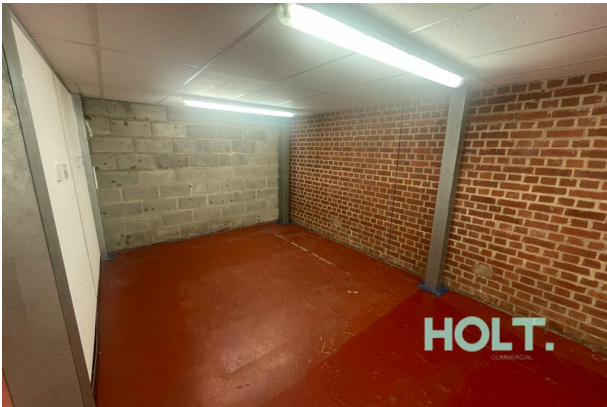
There is a Management Charge of 5% of rent.

VAT

We understand that the property is not elected for VAT.

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



Jamie Morby
024 7655 5180 | 07873 218 177
jamie@holtcommercial.co.uk





