

Unit 15B

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

SHEPHERD
COMMERCIAL



TO LET

2,644 SQ FT
(245.64 SQ M)

£24,000 PER ANNUM

Two-storey industrial unit with warehouse, offices and kitchenette with on-site parking.

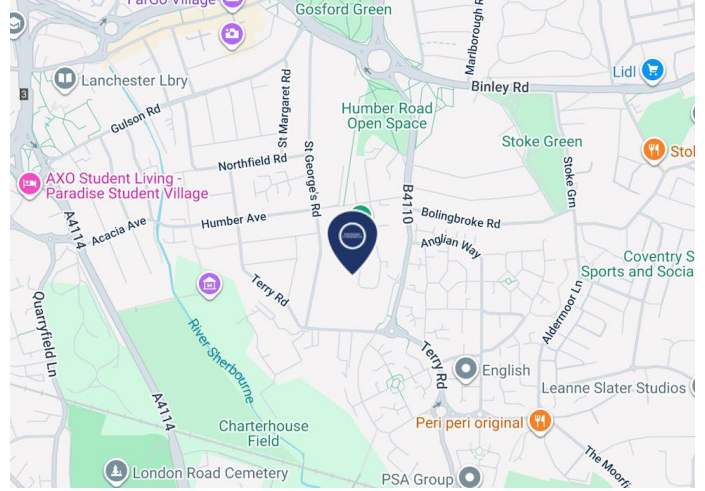
- Two-storey industrial/workshop unit with integral offices
- Open-plan warehouse with roller shutter access
- Refurbished office accommodation over ground and first floors
- Includes kitchenette and WC facilities
- On-site parking to the front of the property

01564 778890
www.shepcom.com

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Summary

Available Size	2,644 sq ft / 245.64 sq m
Rent	£24,000 per annum
Rates Payable	£3.07 per sq ft
EPC	C (65)

Description

The property comprises a two-storey industrial unit with ground floor warehouse space and offices arranged over both floors. The warehouse is open plan with a painted concrete floor, LED lighting, and automatic roller shutter door. The walls and roof structure are painted white, and translucent roof panels provide good natural light.

At the front of the unit, a personnel entrance opens to a ground floor office and reception area, with further office accommodation on the first floor. The offices are decorated in neutral tones with carpet tiles, LED lighting, and double-glazed windows.

Additional facilities include a kitchenette fitted with a stainless steel sink and base unit, along with male and female WCs.

Externally, there is on-site parking directly in front of the unit. Overall, the property offers practical, well-presented space suitable for a range of light industrial, storage, or workshop uses.

Location

The property is located on the established Bilton Industrial Estate off Humber Avenue, approximately one

mile east of Coventry city centre. The estate provides excellent access to the local road network, with Humber Avenue connecting to Humber Road (B4110) and the A444, which links to the A46, M6, M69 and M40 motorways. The area is a well-regarded commercial location, home to a mix of industrial, warehouse, and trade counter occupiers, offering strong connectivity and accessibility for businesses.

Viewings

Strictly by appointment by Shepherd Commercial

Services

All mains services are understood to be connected, including electricity and water.

Tenure

The property is available on a new Full Repairing and Insuring (FRI) lease, on terms to be agreed.

Business Rates

Rateable Value: £16,250

Interested parties are advised to make their own enquiries with Coventry City Council.



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