



Unit 3, Roman Court, Rear of Roman Road, Coventry, CV2 4JL

BUSINESS PREMISES

Summary

Tenure	To Let
Available Size	3,183 sq ft / 295.71 sq m
Rent	£22,000 per annum
EPC Rating	E (102)

Key Points

- Office and stores
- 4 parking spaces
- Secure site
- Close to M6 and M69 motorways

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Location

The property lies just north of Walsgrave Road (A4600) and approximately 3 miles from the M6 (Junction 2) and M69 (Junction 2). The city centre is approximately 1.5 miles to the west.

Access is gained from a surfaced driveway at the side of 1 Roman Road. The drive also gives access to the rear of nearby houses and adjoining commercial property.

Roman Court has three contractors units set around a shared yard. Unit 3 is the largest unit at the development.

Description

The main building has a low bay front part constructed in solid brick, beneath a corrugated asbestos roof. It is subdivided into offices, store and kitchen. The kitchen benefits from grill, hob and dishwasher. The rear warehouse has a higher eaves height and is constructed in brick and block beneath a timber truss and insulated profile metal sheet clad roof, with fibre glass roof lights. Behind, is a further single storey rear extension with office store and WC. To the side of the building is a garage constructed in block walls, under a flat mineralised felt covered roof with double loading doors and racking.

The concrete surfaced yard provides loading facilities and a car park for 4 vehicles and is secured by double leaf steel gates.

Other fixtures and fittings include Category 5 cabling, Vaillant combination boiler with radiators, suspended ceiling with LED lighting in all offices, Daikin wall mounted air conditioning units in the main office and carpet tiles throughout the offices.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Main Building	2,334	216.84
Extension	259	24.06
Side Garage	590	54.81
Total	3,183	295.71

Services

All mains services are connected, electric, water and gas.

Lease

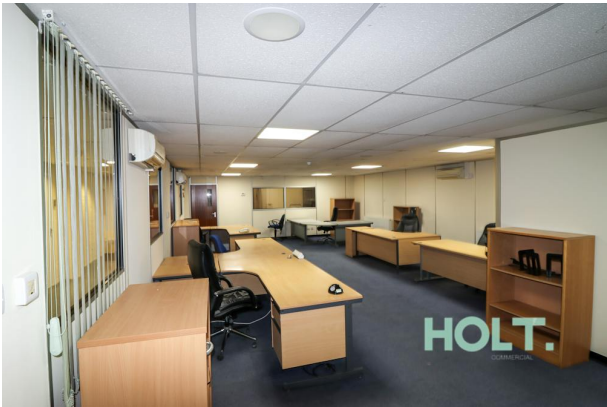
The premises are available by way of a new full repairing and insuring lease for a period to be agreed.

Business Rates

Rateable Value - £15,000 (1 April 2026)

Legal Costs

Each party is to be responsible for their own legal costs associated with the letting and VAT payable thereon.



Viewing & Further Information



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