



To Let

Modern Trade Units To Be Refurbished.

- To Be Refurbished
- Units can be split
- 6.8m eaves
- 3 level access loading doors
- Strategic location in close proximity to the A46
- B2, B8, E use classes

Units 4/4A/4B Pilot Trade Park

Pilot Close, Coventry, CV3 4RS

5,722 sq ft

531.59 sq m

Reference: #345825

Units 4/4A/4B Pilot Trade Park

Pilot Close, Coventry, CV3 4RS



Summary

Available Size	5,722 sq ft / 531.59 sq m
Rent	Rent on application
EPC	B

Description

The units form part of a 3 unit terrace and sit on a wider trade park. The units are of steel portal frame construction, with steel cladding, surmounted by a steel roof with approximately 5% roof lights and solar panels. The minimum height to eaves are approximately 6.8 metres rising to 7.3m at the apex. Access to the units are via three level access up and over doors and three pedestrian entrance doors.

The units are due to undergo a strip back of the existing tenant fit out and is due to undergo a light touch refurbishment.

Location

Pilot Trade Park is situated off the B4110 London Road, beyond the Airport Retail Park adjacent to the Toll Bar End junction. The site is approximately 3.5 miles from Coventry city centre and on the southeastern periphery of the city, 10 miles from Warwick and 25 miles from Birmingham.

This prime location provides immediate access to the A45/A46 major trunk roads, which provide direct links to the M6, M69, M45, M40, M42 and M1 motorways.

Block 1 Pilot Trade Park form part of a 14-unit scheme which was speculatively built in 2016. Occupiers within the park currently consist of Screwfix, Salon Services, Autoglass, Studio44, Dimakin, Grass Direct, AMOB, Aquarius Interiors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	5,722	531.59	Available
Total	5,722	531.59	

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