

Building 16, Unit 6

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

**SHEPHERD
COMMERCIAL**



TO LET

975 SQ FT
(90.58 SQ M)

£12,000 PER ANNUM

Well-presented industrial unit with roller shutter access and modern lighting.

- Refurbished industrial unit
- Brick construction with steel trussed roof and rooflights
- Roller shutter and personnel access
- Internal enclosed loading area
- Forecourt and communal parking
- Excellent access to A444, A46, M6 and M69

01564 778890
www.shepcom.com

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Summary

Available Size	975 sq ft / 90.58 sq m
Rent	£12,000 per annum
Rates Payable	£3.84 per sq ft
EPC	E (124)

Description

This industrial unit provides a clean and functional open-plan workspace suitable for workshop or light industrial use. The unit benefits from a full-height roller shutter door, offering convenient access for both vehicles and staff. Internally, the space features painted blockwork walls and a solid concrete floor, providing a durable and low-maintenance finish. The high bay ceiling incorporates translucent roof panels that allow good natural light, complemented by modern LED strip lighting. Electrical sockets and surface-mounted wiring are in place along the internal walls. The unit is located within a larger industrial complex, accessed via a shared internal roadway. Overall, it presents a practical and well-maintained space ready for immediate occupation.

Location

The property is located on the established Bilton Industrial Estate off Humber Avenue, approximately one mile east of Coventry city centre. The estate benefits from excellent road connections, with Humber Avenue linking to Humber Road (B4110) and the A444, which provides direct access to the A46, M6, M69 and M40 motorways. The area is a well-regarded commercial location, popular with a range of industrial, warehouse and trade occupiers.

Services

Mains services (electricity, water, drainage) are understood to be connected.

Tenure

Available on a new Full Repairing & Insuring (FRI) lease, with terms to be negotiated.

Legal Costs

Each party is to bear their own legal costs in any transaction.

Business Rates

Rateable Value: £7,500

Prospective tenants may qualify for Small Business Rates Relief.

Viewings

Strictly by appointment through Shepherd Commercial.



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