

Unit 15C

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

SHEPHERD
COMMERCIAL



TO LET

2,675 SQ FT
(248.52 SQ M)

£24,000 PER ANNUM

Two-storey industrial unit with warehouse, offices, kitchenette and parking to the front.

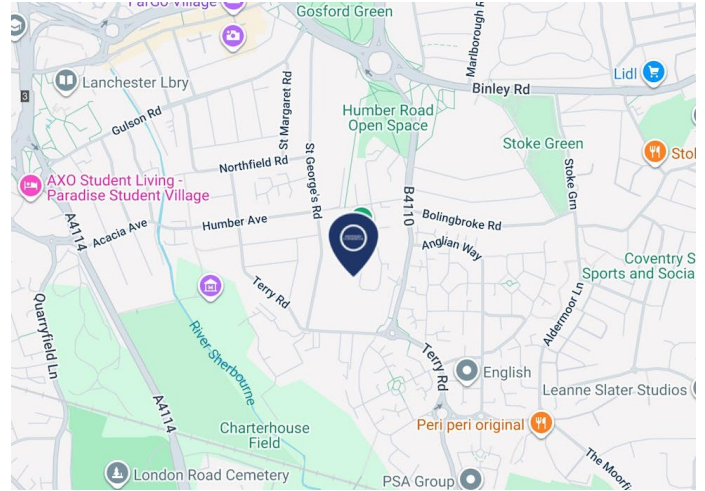
- Refurbished industrial and office accommodation
- Concrete floor and pitched roof with rooflights
- Roller shutter loading door with shared yard access
- Two-storey offices with LED lighting and double glazing

01564 778890
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Summary

Available Size	2,675 sq ft / 248.52 sq m
Rent	£24,000 per annum
Rates Payable	£3.03 per sq ft
EPC	C (64)

Description

Unit 15C comprises a two-storey industrial premises with a combination of warehouse and office accommodation. The ground floor provides a warehouse area with a roller shutter door, solid concrete floor and overhead lighting. To the front, there is an entrance lobby and office space finished with vinyl flooring and LED lighting. The first floor offers additional office accommodation with carpet flooring, LED light panels and good natural light from double glazed windows. A small kitchenette is also provided at first floor level. Externally, the property is of brick construction with parking available directly to the front elevation. The unit presents well throughout and offers practical space suitable for a range of business 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.

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.

Legal Costs

All parties are to bear their own legal costs incurred in any transaction.



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