



Unit 25 Endemere Road, Coventry, CV6 5PY

QUALITY WAREHOUSE/TRADE COUNTER UNIT (STPP)

Summary

Tenure	To Let
Available Size	9,908 sq ft / 920.48 sq m
Rent	£80,000 per annum Subject to Contract and Terms
Rateable Value	£52,500
EPC Rating	D (80)

Key Points

- Approximately 2.5 miles from J3 M6
- Popular Industrial Estate
- Ground level loading
- Trade counter location
- Minimum eaves height approximately 5m
- Ground & first floor office areas

Unit 25 Endemere Road, Coventry, CV6 5PY

Location

The property is located on the Albion Industrial Estate, approximately 2.5 miles south of the M6 Motorway (Junction 3). The M6 and M1 intersection is located approximately 15 miles east of the subject property. Coventry City Centre is located approximately 2 miles south of the properties.

Description

Unit 25 comprises a good quality warehouse/trade counter unit. Having recently undergone light refurbishments, the property benefits from first floor office accommodation, with WC and kitchen facilities at ground floor level. There is LED lighting, three phase power and a gas supply available. Externally, there is electric roller shutter door access and ground floor external doors and windows are secured. The unit also provides a generous yard/parking area.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor warehouse	8,009	744.06
Ground floor office block	957	88.91
First floor office	942	87.51
Total	9,908	920.48

Rent

£80,000 per annum subject to contract and terms.

Terms

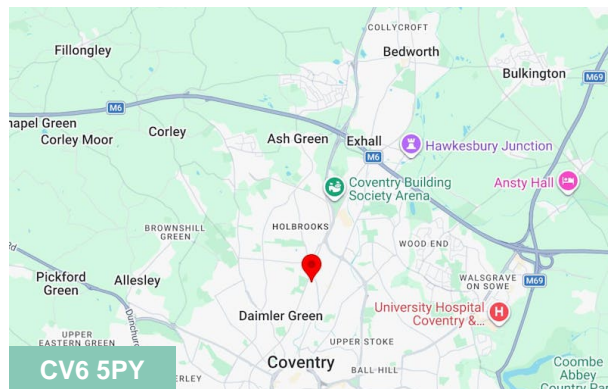
New FRI lease terms are available subject to contract and terms to be agreed.

VAT

We are advised by our client that VAT shall be payable.

Legal Fees

Each party will be responsible for their own legal costs incurred in any transaction.

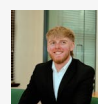


Viewing & Further Information



Edward Jenkinson

024 7655 5180 | 07935 317329
ed@holtcommercial.co.uk



Jamie Morby

024 7655 5180 | 07873 218 177
jamie@holtcommercial.co.uk

