



113 Eagle Street, Coventry, CV1 4GP

WAREHOUSING/STORAGE & DISTRIBUTION SPACE
LIGHT INDUSTRIAL/MANUFACTURING PREMISES

Summary

Tenure	To Let
Available Size	17,419 sq ft / 1,618.28 sq m
Rent	£150,000 per annum
Rateable Value	£67,000
EPC Rating	C (52)

Key Points

- Centrally located within 0.8 miles of Coventry City Centre
- To Let on new Lease (terms to be agreed)
- Warehousing/Light Industrial Unit (potential for other uses, subject to planning)
- May Sell

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Location

The property is located approximately 0.8 miles to the north of Coventry City Centre, just off the B4113 Foleshill Road. The location offers good links to the regional and national road networks including the M6, M69 and M1. The immediately surrounding area is a mix of other light industrial and manufacturing units together with residential and educational use.

Description

The property provides a number of inter-connected buildings offering ground and first floor accommodation, suitable for a variety of possible uses (subject to planning). The construction is principally of brick elevations with profiled metal cladding to the main buildings and roofs. There are three vehicular accesses to the subject property from Eagle Street, Springfield Road and Foleshill Road with external yard areas and car parking for a number of vehicles.

Accommodation

Description	sq ft	sq m
GF Office 1	244	22.67
GF Store Room 1	183	17
GF Cutting Room	818	75.99
GF Store Area 1	1,014	94.20
GF Store Room 2	153	14.21
GF Store Area 2	507	47.10
GF Store Area 3	461	42.83
GF Store Area 4	1,444	134.15
GF Store Room 3	220	20.44
GF Store Area 5	4,677	434.51
GF Store Area 6	1,581	146.88
FF Store Room 4	145	13.47
FF Store Room 5	217	20.16
FF Store Room 6	220	20.44
FF Office 2	380	35.30
FF Store Area 7	2,454	227.98
FF Store Area 8	1,126	104.61
FF Store Area 9	1,047	97.27
FF Store Room 7	308	28.61
FF Store Room 8	220	20.44
Total	17,419	1,618.26

Tenure

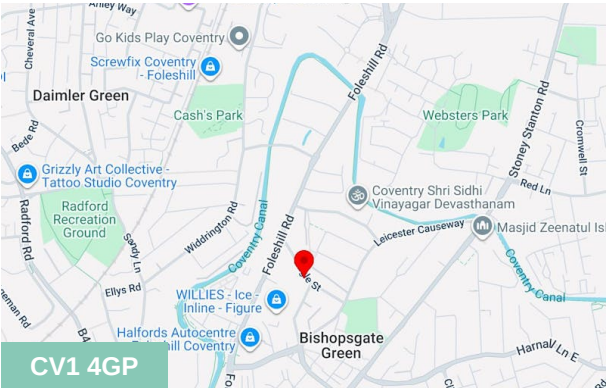
Leasehold. A new Full Repairing & Insuring Lease is to be granted for a term of years to be agreed.

VAT

The property is not elected for VAT and therefore will NOT be payable on the rent.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.



Viewing & Further Information



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