HOLT.
COMMERCIAL

Industrial / Warehouse
TO LET



Unit 2, Parbrook Close, Coventry, CV4 9XY

INDUSTRIAL UNIT ON POPULAR ESTATE

Summary

Tenure	To Let
Available Size	2,368 sq ft / 219.99 sq m
Rent	£25,000 per annum
Rateable Value	£15,750 (1 April 2026)
EPC Rating	E

Key Points

- Available for immediate occupation
- Secure and well-managed Industrial Estate
- Located within close proximity to the A45
- Good parking plus loading

Regulated by RICS

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Location

The property is located approximately 4 miles to the west of Coventry City Centre in the suburb of Tile Hill. The immediate area is almost entirely industrial. Occupiers include Kautex Unipart, Lite Haus UK Ltd and Coventry Self Storage. The location offers good links to the region via the A45. Tile Hill Station is approximately 0.5 miles to the southwest.

Description

The property comprises a mid terraced industrial/workshop unit of traditional brick construction beneath a pitched roof incorporating translucent roof panels, providing natural light into the accommodation.

Internally, the property offers predominantly open plan workshop/storage accommodation with a concrete floor, blockwork walls, exposed steel roof trusses and suspended fluorescent strip lighting.

The property benefits from a substantial steel framed mezzanine floor providing additional storage accommodation, accessed via a fixed metal staircase. Beneath the mezzanine is further workshop/storage space, together with an enclosed ancillary room which could be utilised for office or storage purposes.

Access to the property is provided via a full height roller shutter loading door, together with a separate pedestrian entrance. Externally, the property benefits from a surfaced forecourt providing space for loading, unloading and vehicle parking.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit	2,368	219.99
Total	**2,368**	**219.99**

VAT

We understand that the property is not elected for VAT.

Service Charge

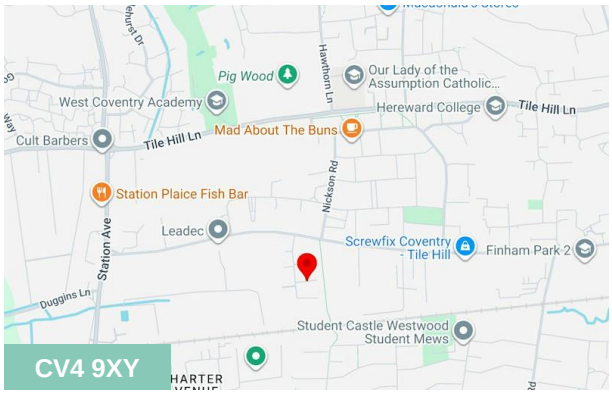
There is an annual Service Charge applicable (currently £1,169 pa). There is also a separate contribution towards the Sinking Fund (currently £550.80 pa) and Insurance (currently £356 pa).

Management Charge

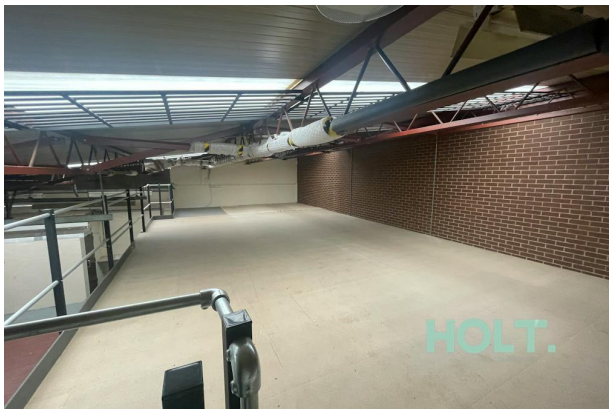
There is a Management Charge of 5% of rent.

Legal Costs

The incoming tenant is likely to be required to contribute towards the landlords' legal costs. This contribution is anticipated to be in the region of £1,900 plus VAT but may be higher depending on the complexity of the transaction. The amount will be confirmed when terms are agreed.







Viewing & Further Information



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