



Leofric House, Waterman Road, Coventry, CV6 5TP

HIGHLY PROMINENT RETAIL WAREHOUSE/STORAGE OPPORTUNITY

Summary

Tenure	To Let
Available Size	15,223 sq ft / 1,414.26 sq m
Rent	£105,000 per annum
Rateable Value	£55,000 1 April 2026
EPC Rating	Upon enquiry

Key Points

- Excellent access directly off the A444
- Yard area and parking to the front of the building
- Highly prominent location

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Location

The property is located on Waterman Road which is immediately adjacent to the A444 main north-south arterial road in Coventry. The property holds a very prominent position and it has excellent access directly off the A444. Coventry City Centre is approximately half a mile from the property and provides good access to Coventry Railway Station, being some 5 minutes drive away. The A444 provides excellent road network connectivity leading directly to the M6 (J3) to the north and A46 to the south.

Description

The unit is a mixture of showroom premises and storage/warehouse unit currently used as a bathroom/tile retail warehouse. The unit is generally of brick elevations with a steel trussed, north lit roof with access to the unit provided via a personnel door and roller shutter. The storage areas, offices and WC facilities are accessed to the front of the unit.

Externally there is a large parking area to the front of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	15,223	1,414.26
Total	15,223	1,414.26

Tenure

The property is available by way of a new effective Full Repairing & Insuring Lease for a term to be agreed.

Rent

£105,000 per annum, subject to contract.

VAT

VAT will be payable if applicable.

EPC

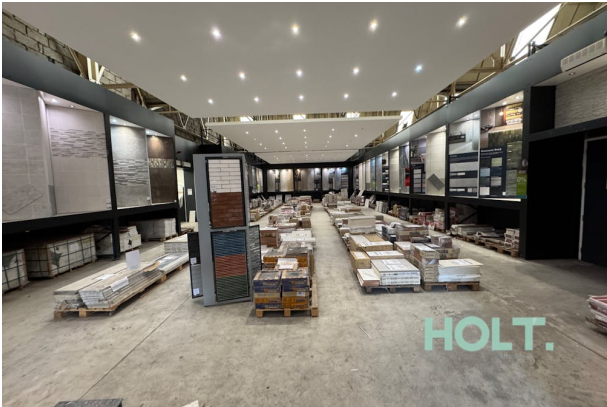
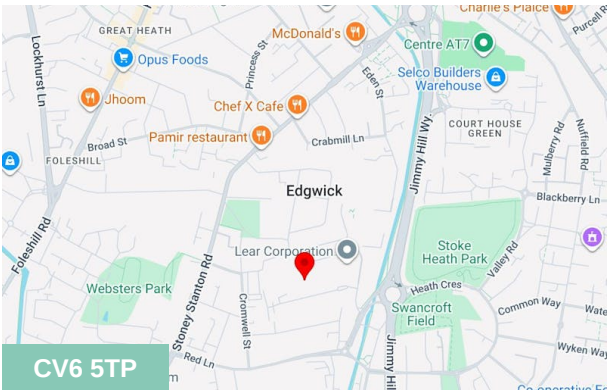
An EPC has been commissioned.

Legal Costs

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

Anti Money Laundering

In order to satisfy our legal requirements to HMRC, Holt Commercial will be required to ensure that we verify the source of funds. In line with HMRC regulations we may require background and personal identity information.



Viewing & Further Information



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