

Unit 36

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

SHEPHERD
COMMERCIAL



TO LET

1,400 SQ FT
(130.06 SQ M)

£15,000 PER ANNUM

Self-contained unit with
workshop, offices, kitchen
and secure frontage.

- Mix of workshop and office accommodation
- Secure gated frontage with metal mesh panels
- Fitted kitchen and fluorescent lighting throughout
- Multiple rooms offering flexible use
- Brick-built structure with metal double doors

01564 778890
www.shepcom.com

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Summary

Available Size	1,400 sq ft / 130.06 sq m
Rent	£15,000 per annum
Rates Payable	£3.24 per sq ft
Service Charge	Upon Enquiry
EPC	E (103)

Description

The property comprises a single-storey, self-contained unit of brick construction under a flat roof. The accommodation includes a main workshop area with concrete flooring, fluorescent strip lighting, and metal double doors providing access. Adjoining this is a timber-lined storage section, suitable for light industrial or ancillary use. The front of the unit provides a series of offices with painted walls, ample natural light, and a separate kitchen fitted with base and wall units, sink, and worktop. The building benefits from multiple power points, security grilles to windows, and a secure frontage with mesh screening. The layout offers flexibility for a range of light industrial, storage, or workshop uses, with the added benefit of dedicated office space.

Location

The property is located on the established Bilton Industrial Estate off Humber Avenue, approximately one mile east of Coventry city centre. The estate benefits from excellent road links, with Humber Avenue connecting to Humber Road (B4110) and the A444, which in turn provides access to the A46, M6, M69 and M40 motorways.

The area is a popular and well-connected commercial location, home to a range of industrial, warehouse, and trade occupiers.

Tenure

The property is available on a new Full Repairing and Insuring (FRI) lease, on terms to be agreed.

Services

All mains services, including electricity, water and drainage, are understood to be connected.

Business Rates

Rateable Value: £9,100

Interested parties are advised to verify this information with Coventry City Council.

Viewings

Strictly by appointment only by Shepherd Commercial

Legal Costs

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



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