HOLT.
COMMERCIAL

Industrial / Warehouse
TO LET



Unit 5, Central City Industrial Estate, Coventry, CV6 5RY

HIGH QUALITY LIGHT INDUSTRIAL UNIT

Summary

Tenure	To Let
Available Size	2,348 sq ft / 218.14 sq m
EPC Rating	B (42)

Key Points

- Good access to J3, M6
- Very secure unit on an established industrial estate
- Refurbished light industrial unit
- 6m eaves, three phase electricity, LED lighting and kitchen facilities

Regulated by RICS

Unit 5, Central City Industrial Estate, Coventry, CV6 5RY

Location

Central City Industrial Estate is situated just off Red Lane, approximately 0.5 miles north east of Coventry City Centre with direct access on to the A444. The A444 links Coventry City Centre with the M6 and Nuneaton to the north and provides easy access to the rest of the city and the surrounding motorway network. Coventry City Central railway station is approximately a 5 minute drive and gives direct access to London and Birmingham.

Description

The unit is of steel portal frame construction with brick walls and profile sheet cladding. The unit comprises a large ground floor warehouse with an office, kitchen and WCs. The unit has an electrically operated steel roller shutter door and an eaves height of 6m. Externally there is a loading area and allocated parking for five cars.

Accommodation

The accommodation comprises the following areas:

Building Type	sq ft	sq m
Industrial / Warehouse	2,348	218.14
Total	**2,348**	**218.14**

Rent

Upon application

Service Charge

A Service Charge will be levied to cover the common areas of the Estate.

Tenure

The unit is available on a new Full Repairing & Insuring Lease.

Rateable Value 2026

The Rateable Value is currently under two assessments as follows:
Unit 5a: £22,750
Unit 5b: £10,500

Energy Rating

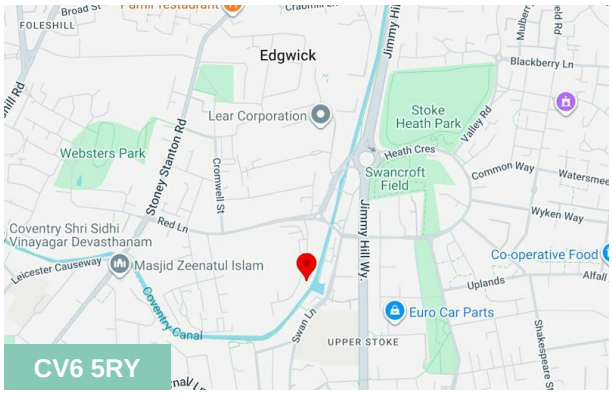
B42. EPC available upon request.

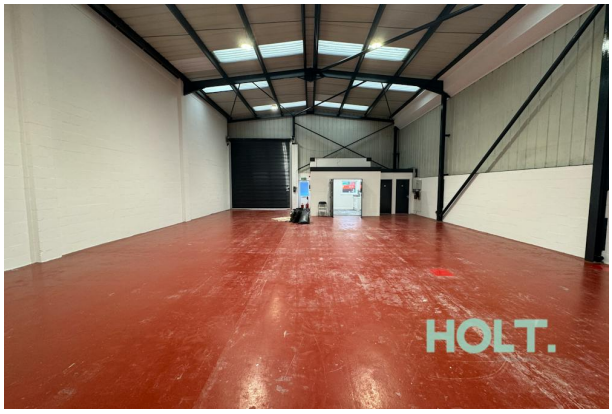
VAT

VAT will be payable on the rent and other outgoings.

Legal Fees

Each party will be responsible for thie own legal fees incurred in the transaction.







Viewing & Further Information



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