



## 211-213 Rotherham Road, Coventry, CV6 4FL

INDUSTRIAL UNIT WITH OFFICE ACCOMMODATION

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	6,039 sq ft / 561.04 sq m
<b>Price</b>	£575,000
<b>Rateable Value</b>	£37,000 (from April 2026)
<b>EPC Rating</b>	D

### Key Points

- Roller shutter door and external loading/unloading yard to the rear
- Convenient links to M6, M1, M40 and M69
- Large office and warehouse space
- Available immediately

# 211-213 Rotherham Road, Coventry, CV6 4FL

## Location

211–213 Rotherham Road is located in a well-established residential and local commercial area situated to the north of Coventry City Centre. The property is situated approximately 2 miles from the city centre, providing convenient access to local amenities and services.

Rotherham Road benefits from good connectivity to the surrounding road network, with the A444 and A4600 (Sky Blue Way) nearby, offering direct access to Junctions 2 and 3 of the M6. This provides strong links to the wider Midlands motorway network.

## Description

The property comprises a substantial mixed-use industrial and office building arranged entirely at ground floor level, providing a combination of warehouse, storage and office accommodation.

The industrial element comprises predominantly open-plan warehouse space with solid concrete flooring, strip lighting and good internal circulation. Access is provided via a roller shutter door, with ancillary storage and workshop areas to the rear.

Externally, the property benefits from a surfaced yard area which provides loading and unloading facilities and additional external storage potential.

The office accommodation is located to the front and within parts of the building and is largely open plan, incorporating a reception area, private offices, meeting rooms, staff breakout space and ancillary storage. The offices benefit from suspended ceilings with recessed lighting, carpeted flooring, perimeter trunking and generally good levels of natural light.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit	6,039	561.04
<b>Total</b>	<b>6,039</b>	<b>561.04</b>

## Tenure

Freehold.

## VAT

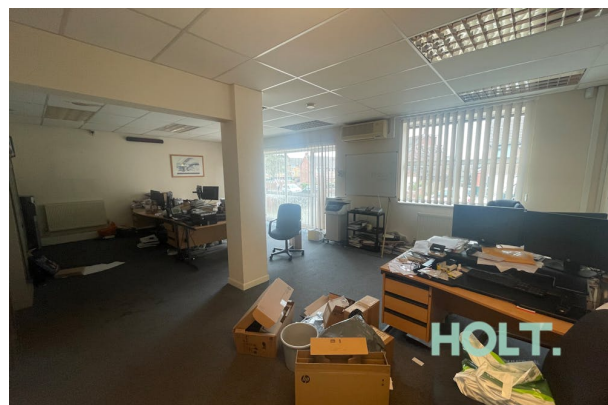
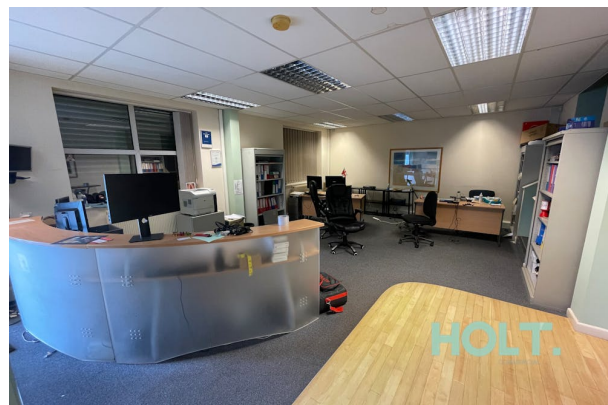
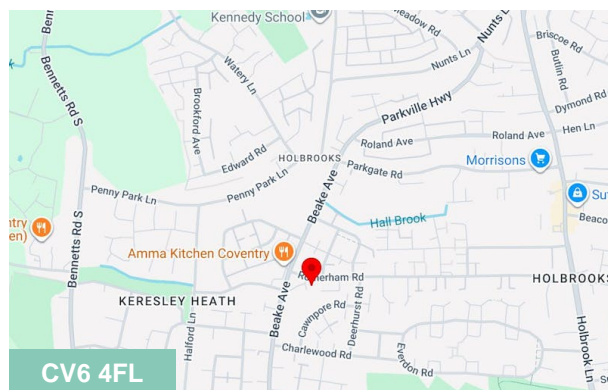
We are advised that VAT may be applicable.

## Legal Costs

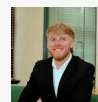
Each party to be responsible for their own legal fees incurred in the transaction.

## Anti Money Laundering

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required from the successful purchaser.



## Viewing & Further Information



**Jamie Morby**

024 7655 5180 | 07873 218 177

jamie@holtcommercial.co.uk

