



HOLT.

Unit 18, Central City Industrial Estate, Red Lane, Coventry, CV6 5RY

INDUSTRIAL/WAREHOUSE UNIT ON POPULAR INDUSTRIAL ESTATE

Summary

Tenure	To Let
Available Size	1,590 sq ft / 147.72 sq m
Rent	£25,500 per annum
Rateable Value	£13,750 (April 2026: £18,250)
EPC Rating	C (74)

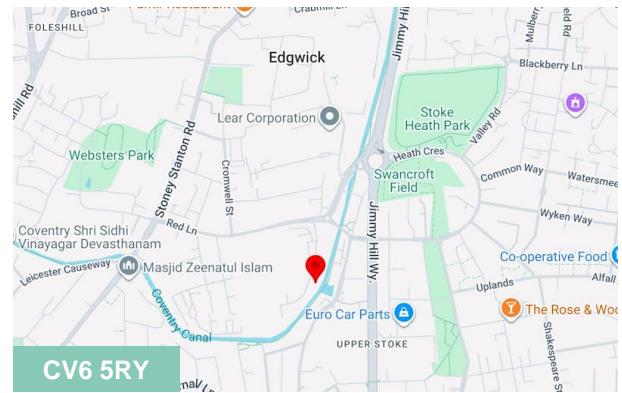
Key Points

- Good access to M6 (J3) and Coventry City Centre
- Secure yard
- Low Service Charge
- Partial Rates Relief for small single premises occupiers

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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 property comprises a detached light industrial unit/workshop. The property is of steel frame construction with a mix of brick and breezeblock elevations. The building has a mono pitched roof with a minimum eaves height of 2.45m and a maximum 4.00m.

The unit has a small office/reception and includes toilet facilities. The unit benefits from 3 phase electricity, mains water and drainage. The unit is lit by LED lighting. The unit has been refurbished to include a new roof.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 18	1,590	147.72
Total	1,590	147.72

Tenure

The property is available by way of a new Full Repairing & Insuring Lease for a term of 5 years or more.

Rent

£25,500 per annum exclusive

Service Charge

An Estate Service Charge is payable. Further details upon request.

Insurance

The Landlord will arrange buildings insurance and the cost will be reimbursed by the tenant.

VAT

VAT will be payable on rent and all other outgoings.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.



Viewing & Further Information



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