/INDURENT



Industrial

GROUND FLOOR | GROVELANDS INDUSTRIAL ESTATE

Longford Road, Coventry, CV7 9ND

GROUND FLOOR | 6,211 SQ FT

Office Space

The property comprises two office suites, providing flexible business accommodation suitable for a range of occupiers seeking a well-established business location.
The suites are due to be refurbished and will benefit from LED lighting, perimeter trunking, carpeted floors, and designated parking.
The estate is located in a prime location, located on Longford Road approximately half a mile from J3 of the M6. The A444 dual carriageway provides easy access to Coventry to the south (4 miles) and Nuneaton to the north (5 miles).

Lease Type	New



Unit Summary

- LED Office Lighting
- Flexible Space
- Close to Transport
- Premier Industrial Location
- Dedicated Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£27,800.00	£4.48
Rates	£10,263.15	£1.65
Service Charge	£930.56	£0.15
Insurance	£1,242.20	£0.20
Total Cost	£44,274.15	£7.13

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U4P0400203

+44(0) 808 169 7554

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Longford Road, Coventry, CV7 9ND

Location

The A444 dual carriageway provides easy access to Coventry to the south (4 miles) and Nuneaton to the north (5 miles). The estate comprises of 12 units, ranging from 7,000 to 102,000 sq ft, with LED lighting and roller shutter doors.

Road
M6: <1 mile

Airport
Birmingham: 13 miles

Rail
Nuneaton: 5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (94)

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Key Contact



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