# Kingfield Road Trade Park

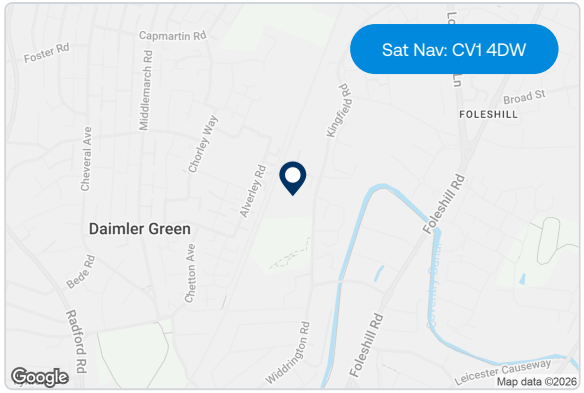
## Coventry CV1 4DW

## Warehouse | 12,554 ft²

- Trade counter use
- 24-hour access
- On-site parking
- Prominent location








## Description

The property provides a recently refurbished mid-terraced unit of steel portal frame construction with brick and lined profile clad elevations and lined roof. The property has trade entrance with a maximum height to eaves of 5.75m. There is a steel roller shutter door 4.8m width x 4.8m height and roller shutters to all doors and windows. There are male and female WC's, reception and office. Externally there is ample car parking to the front elevation.

## Location

Kingfield Road Trade Park is approximately half a mile due north of Coventry city centre accessed off either the B4113 Foleshill Lane via Cash's Lane, or via the B4118 Lockhurst Lane. Other occupiers on the estate include Denmans, City Plumbing, Screwfix, Garrard Waters and Wolseley.

## Further information

**EPC**
EPC is available upon request.

**Terms**
Available on new full repairing and insuring leases.

**Legal costs**
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing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## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | EPC |
|---|---|---|---|---|
| Unit 8 | Warehouse | 12,554 | Immediately | D |
| Total | | 12,554 | | |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT and insurance. Please note that rent payment may not be due monthly.


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