BROMWICH HARDY
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# UNITS 4&5, HENLEY ROAD, COVENTRY, CV2 1ST

To Rent: £80,605 per annum 9,489.30 sq ft (881.58 sq m)

## Description

No 4 & 5 Henley Road Industrial Estate comprises of two units totaling 9,489 Sq Ft Gross Internal Area, with internal toilets, a mezzanine and offices. The unit is of steel portal frame construction, with brick elevations and upper part cladding, beneath a pitched roof. The unit benefits from a full height up and over, an electrically operated roller shutter to the front, with loading area and parking for approximately 16 vehicles externally. The offices are heated by a gas central heating system, with a blower heater in the warehouse. The unit also benefits from three-phase power. The estate is well maintained with recently resurfaced entrances and exits.

## Summary

- Well known industrial estate close to M6
- Parking in front and loading area
- Very well maintained industrial estate
- Electric roller shutter and pedestrian access
- Eaves Height 5.56m, Apex 6.92m
- Internal office provision
- Secure Yard

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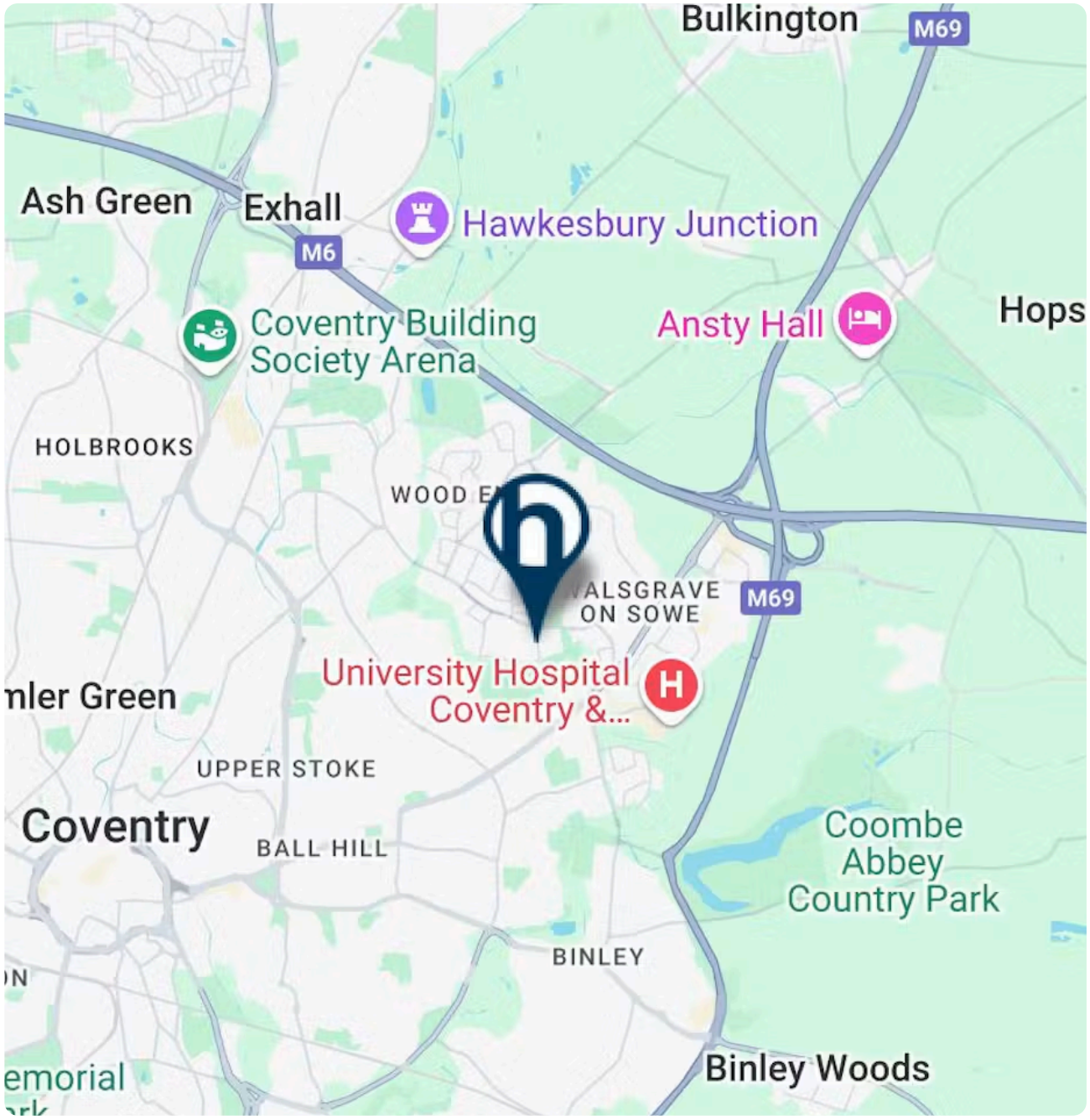
## Location

Henley Road is well positioned in the North of Coventry only a short drive from junction 2 of the M6 and affords easy access to central Coventry also. The access is off Henley Road itself near to Henley College and the estate is already a thriving industrial centre with several other occupied units. The towns of Nuneaton, Warwick Leamington are all nearby and the M6 connection permits connections to Birmingham and Rugby and beyond also. London and Manchester are both only 1.5 hours away in either direction from this location. Coventry Mainline station sits on the West Coast Mainline to afford national business connections also.

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## Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

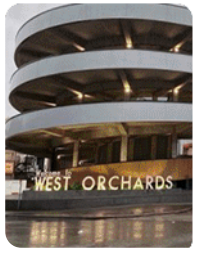
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



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## GALLERY

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## RENT

£80,605 per annum

## EPC

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## BUSINESS RATES

Rates Payable:
Unit 4 rateable value is £21,750 and Unit 5 is £24,500.

## SERVICE CHARGE

£4,859.40 per annum

## LEGAL FEES

Each party to bear their own costs

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT

**Rob Lord**
07385 663 147
rob.lord@bromwichhardy.com

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