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STONEBRIDGE TRADING ESTATE, ROWLEY DRIVE, COVENTRY, CV3 4FG

To Rent: Rent on application 14,541 sq ft (1,350.90 sq m)

Description

The substantial and highly secure depositary comprises a mix of office accommodation, warehousing, and secure yard space, all set within a fully fenced, self-contained site. The internal layout provides flexible workspaces, suited to a variety of commercial uses including logistics, storage, manufacturing, distribution, or regional headquarter operations.

The warehouse areas feature high-bay ceilings and roller shutter doors, while the office accommodation benefits from natural light, modern fittings, and staff amenities.

Summary

- Suitable for occupiers secure storage of high value goods
- Measures include anti ram fencing alarm systems and heavy duty safes
- Former secure depositary
- Highly secure gated site
- Established commercial hub
- Generous parking provision
- Excellent transport connectivity





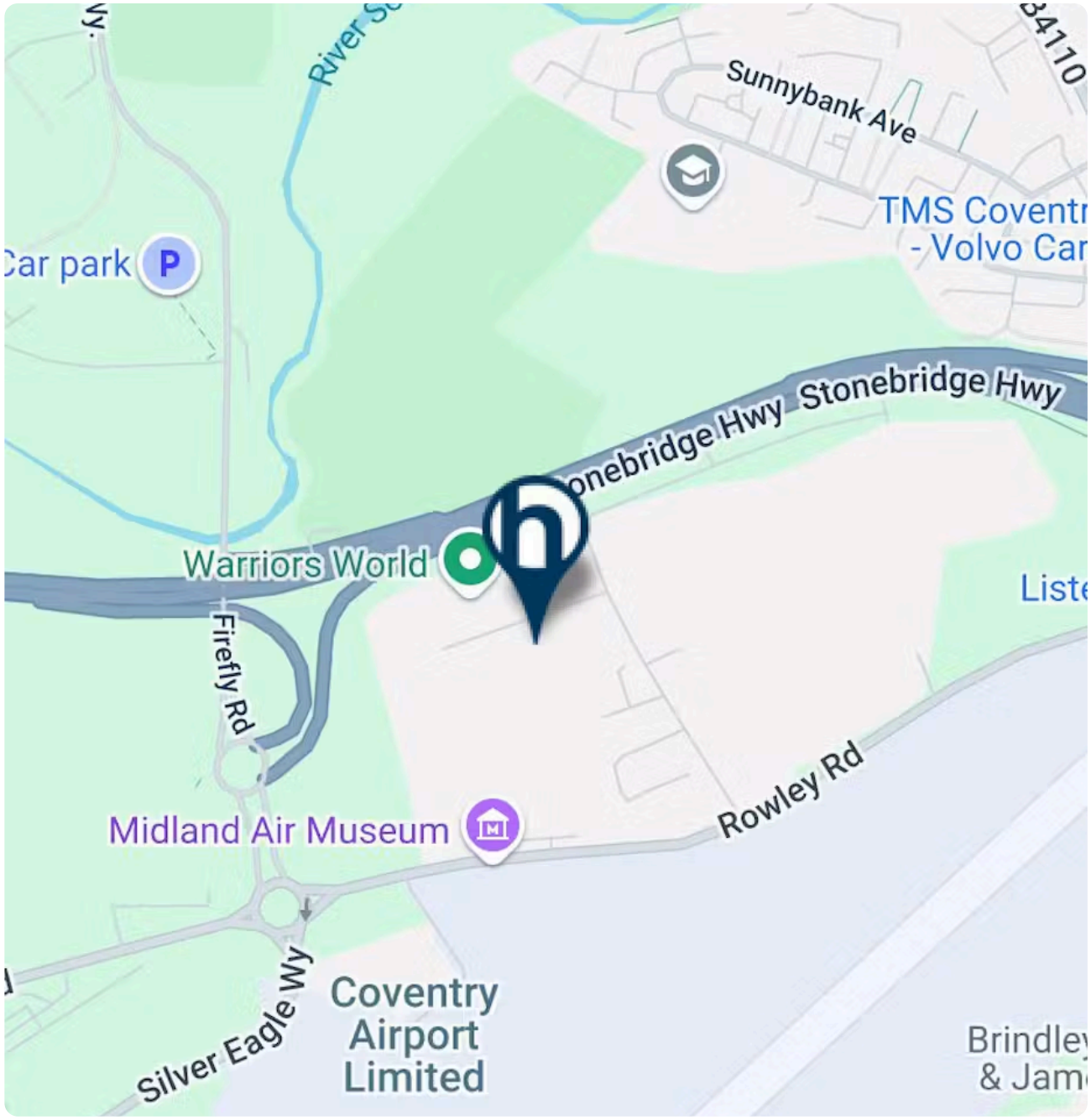
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Location

The property is extremely well located on the Stonebridge Trading Estate, immediately adjacent to Coventry airport and 3 miles south of Coventry city centre. Direct access is available to the A45 dual carriageway, which in turn links closely with the A46 providing easy access to Warwick, Leamington Spa and Stratford upon Avon. Between the two A roads, they give access to the M1, M6, M40, M42 and M69, giving excellent logistical potential.



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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









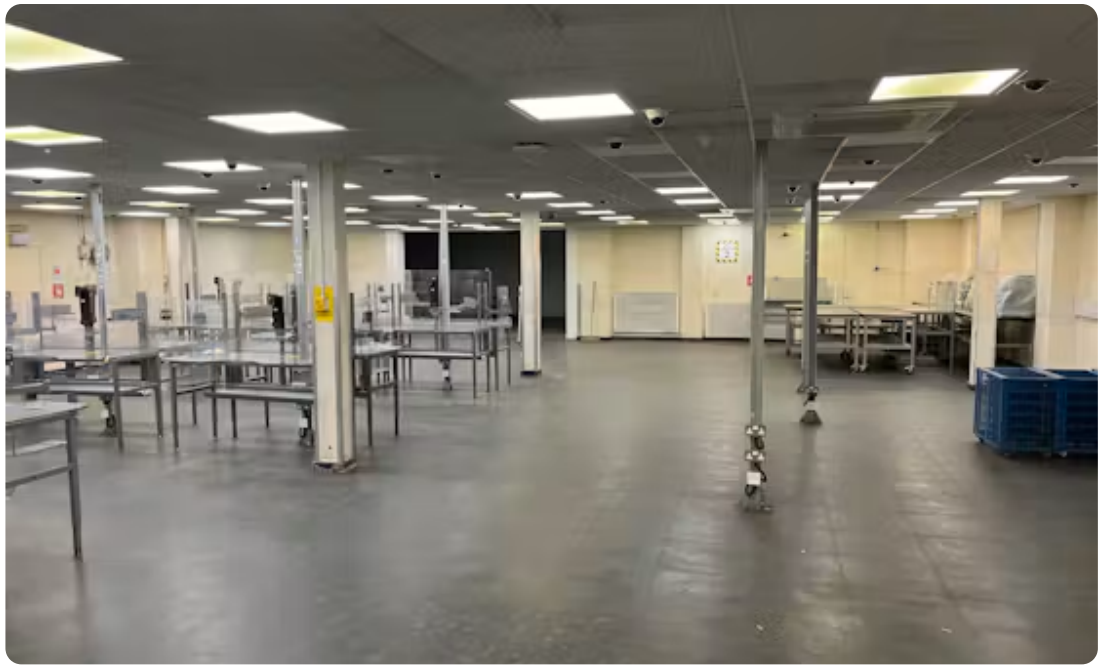
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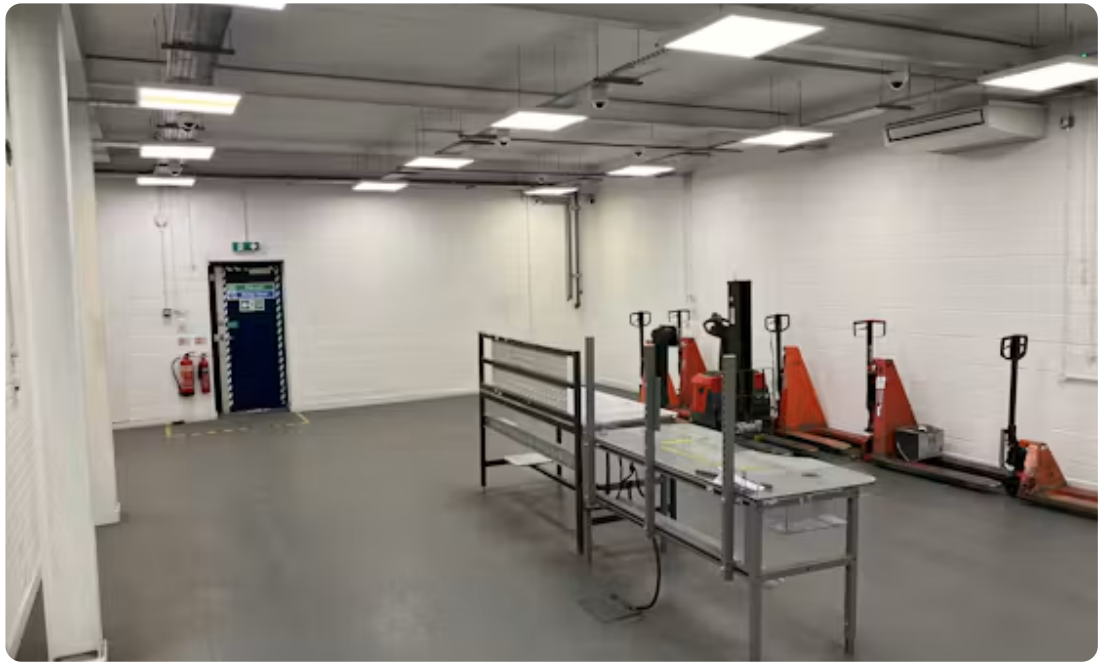
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GALLERY









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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	9,881	917.97	roa	Available
1st	4,660	432.93	roa	Available
Total	**14,541**	**1,350.90**		

RENT

Rent on application

BUSINESS RATES

Rateable Value: £95,000

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



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