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## UNIT 2 ARGYLE HOUSE, COLLINGWOOD ROAD, EARLSDON, COVENTRY, CV5 6HW

To Rent: £14,950 per annum  1,573 sq ft (146.14 sq m)

## Description

The available space comprises ground and first floor accommodation suitable for office, workshop and studio uses. The property benefits from new LED lighting, access to shared WCs & kitchen facilities, and one designated parking space.

## Summary

- One designated parking space
- Walking distance to Earlsdon high street, Central Six and Coventry station
- Suitable for a variety of uses
- Access to shared WC and kitchen facilities
- LED lighting





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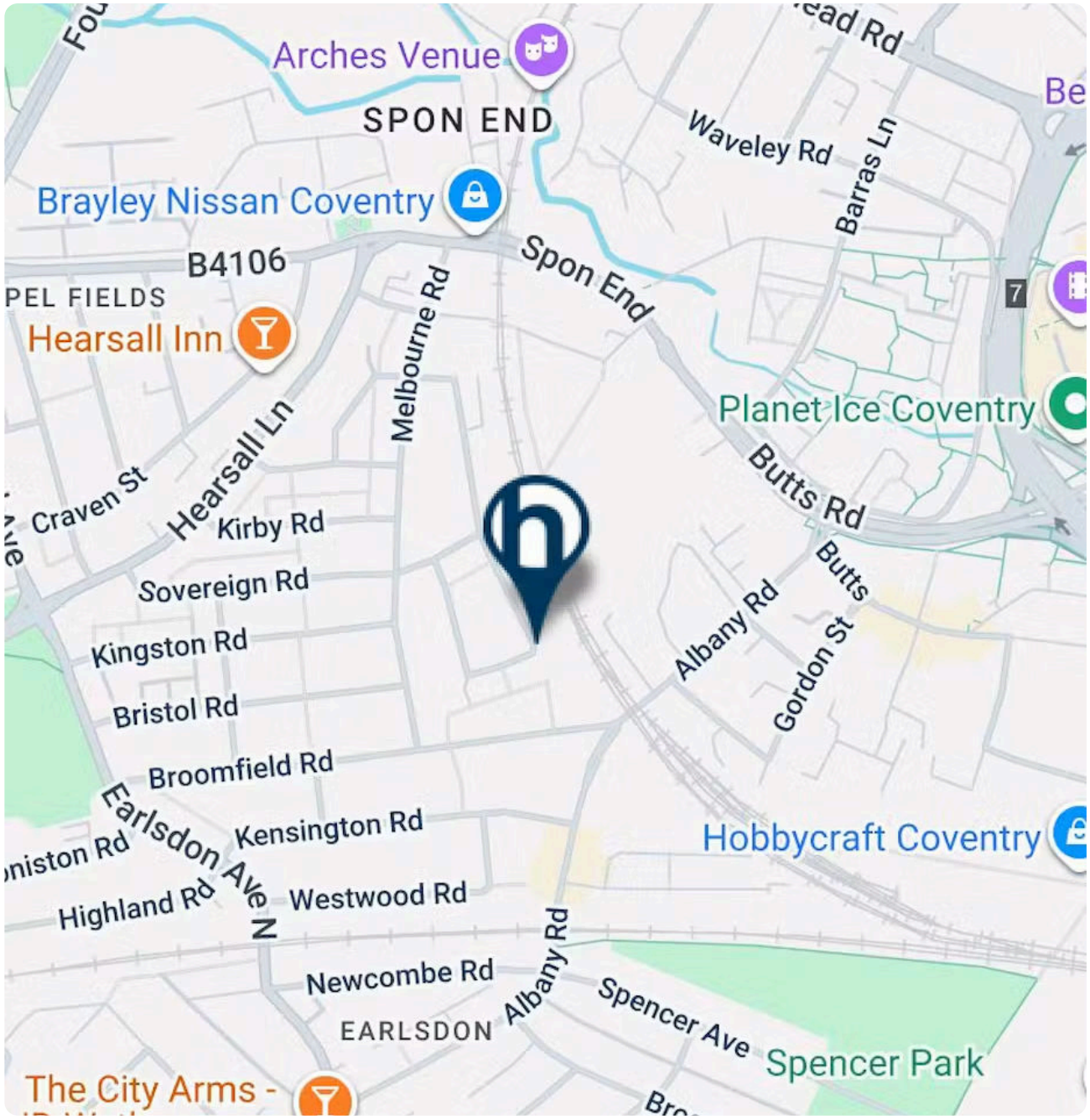
## Location

The property is located in Earlsdon, a neighbourhood to the southwest of Coventry City Centre. The building is approximately half a mile's walk from the centre of Earlsdon and just 0.7 miles from Central Six Retail Park and Coventry Train Station.

Coventry itself is well connected via road and rail, providing good access to Birmingham, Leamington Spa, Leicestershire and beyond.

## Connectivity

A45 (1.5 miles)




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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.





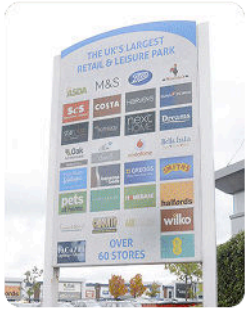


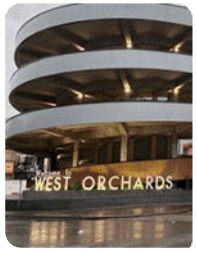















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## GALLERY









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## ACCOMMODATION

| NAME | SQ FT | SQ M | RENT | AVAILABILITY |
|---|---|---|---|---|
| Ground - Office / studio | 396 | 36.79 | - | Available |
| 1st - Office / studio / workshop | 1,176 | 109.25 | - | Available |
| **Total** | **1,572** | **146.04** | | |

## TERMS

Available by way of a new lease with a 6 month rolling break after the first year. Rent is inclusive of water but exclusive of all other outgoings.

## RENT

£14,950 per annum

## EPC

D (94)

## BUSINESS RATES

Rateable Value: £10,500
Rates Payable:
Small business rates relief applicable.

## SERVICE CHARGE

n/a

## LEGAL FEES

Each party to bear their own costs

## POSSESSION

Available Immediately

## 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.

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 26/10/2026

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT



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