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VIEW ONLINE

INDUSTRIAL UNIT AVAILABLE TO LET



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54-56 HOTCHKISS WAY, BINLEY INDUSTRIAL ESTATE, COVENTRY, CV3 2RL

To Rent: £22,880 per annum 1,937 sq ft (179.95 sq m)

Description

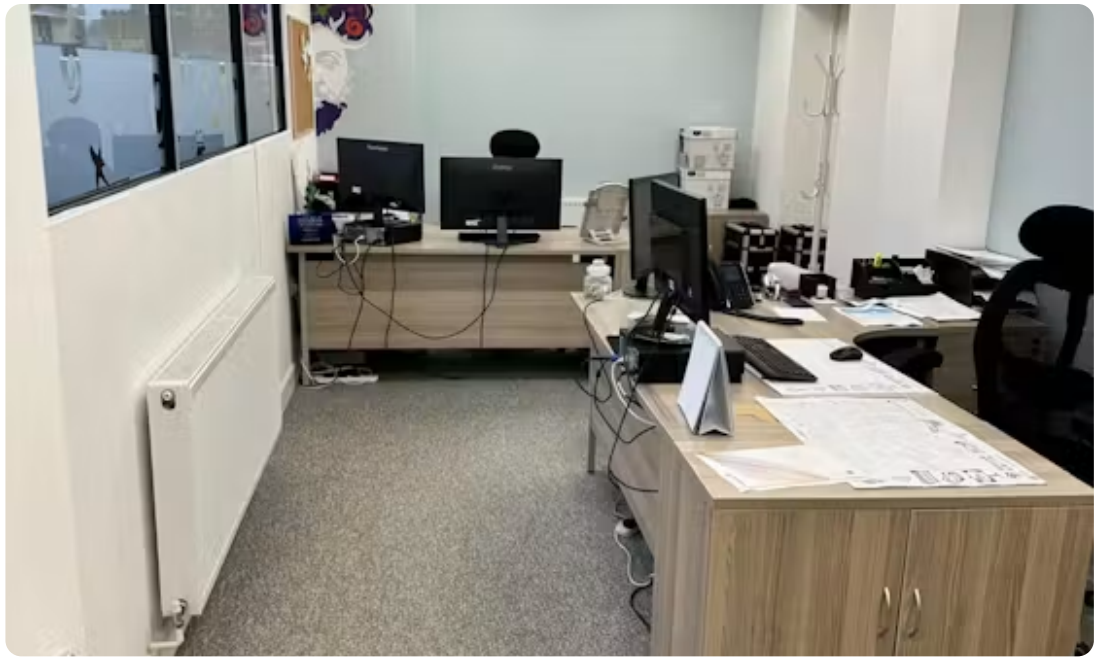
An excellent opportunity to secure a versatile industrial unit in the sought after Binley Industrial Estate, ideal for storage users.

This property is located just minutes away from the A46, offering superb access to the wider midlands motorway network, this modern & well presented property combines practical & spacious warehouse space with modern office accommodation, making it ideal for a wide range of occupiers.

The property compromises a generous internal height and two full height roller shutter doors.

A separate pedestrian entrance leads into the modern office area and includes a kitchen & WC.

Please note, this property is not suitable for gym facilities or automotive use.





Summary

- Prime unit located on the well established Binley Industrial Estate
- Modern office space
- Proximate to major transport links (A46, M6)
- Full height roller shutter door
- Excellent parking
- Perfect for storage uses

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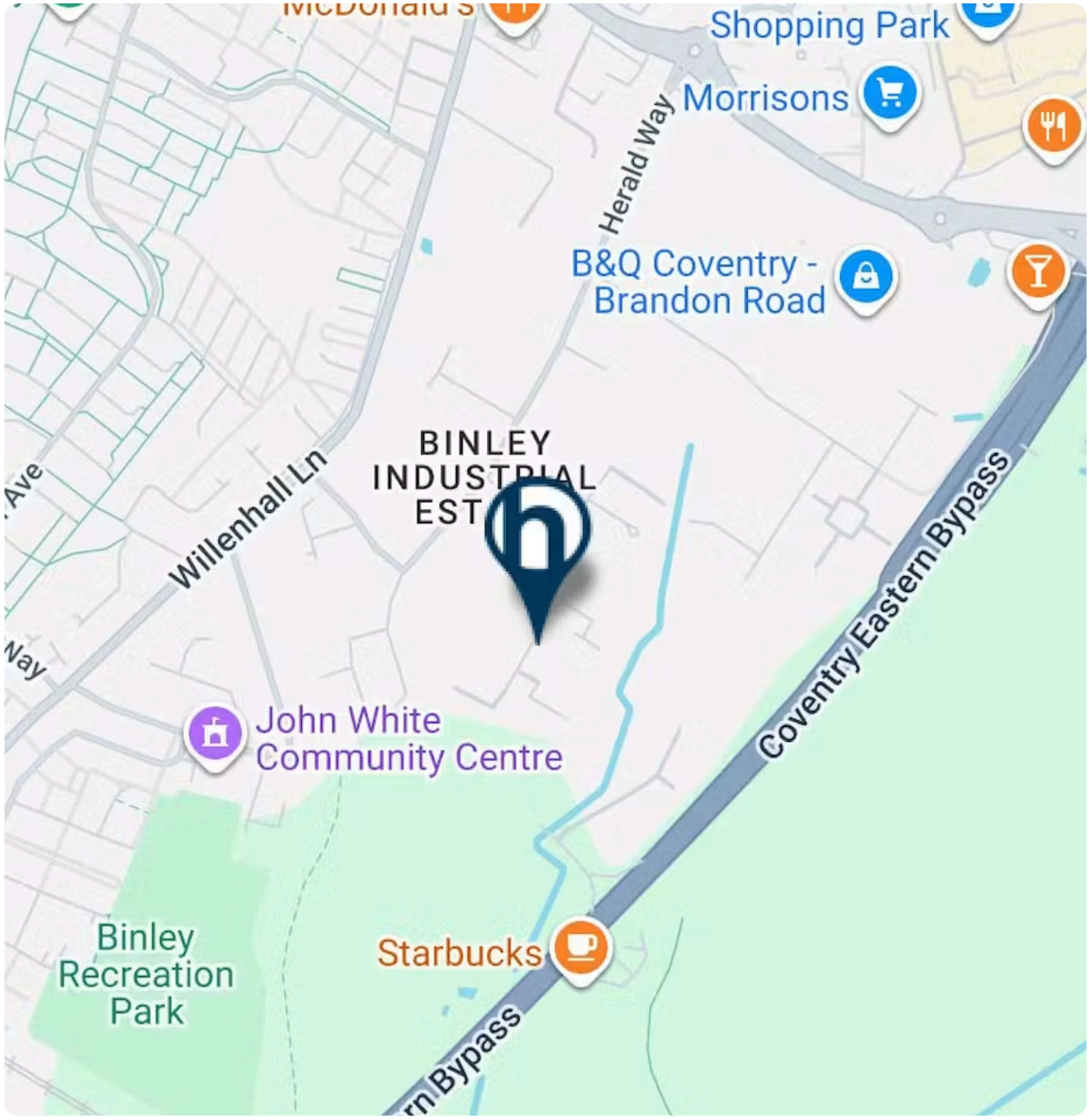
Location

Ideally positioned within the established Binley Industrial Estate, 54–56 Hotchkiss Way has excellent strategic connectivity across Coventry and the wider Midlands region.

The Estate sits just off the A46 Eastern Bypass, providing swift links to the M6, M69, M40 and M45, making it an attractive base for distribution, manufacturing and service based operations.

Coventry city centre is only a short drive away, offering a full range of amenities, and public transport connections. The area benefits from a mix of national and regional occupiers, reinforcing its reputation as one of Coventry's most reliable and sought-after commercial locations.

With outstanding road links, established infrastructure and a thriving business community, Hotchkiss Way delivers a location that supports growth, efficiency and long term operational success.



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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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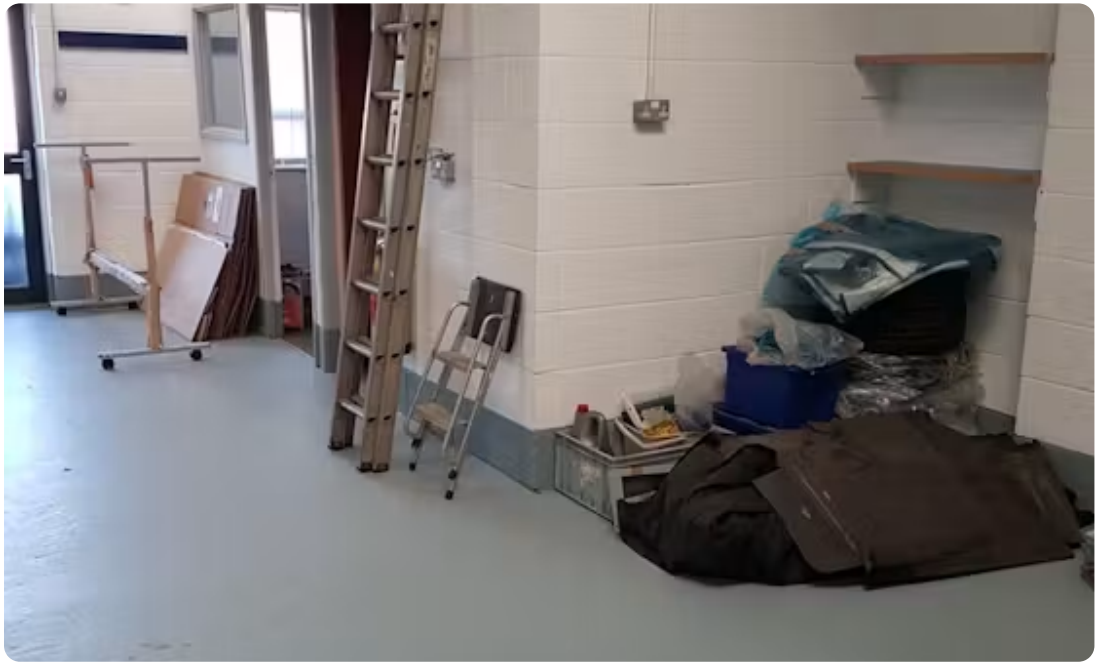
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GALLERY









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LEGAL FEES

Each party to bear their own costs

BUSINESS RATES

Current rateable value £13,000

RENT

£22,880 per annum

EPC

E

BUSINESS RATES

Rateable Value: £13,000
Rates Payable: £2,162.31 per annum

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



Harvey Wells
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harvey.wells@bromwichhardy.com

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