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VIEW ONLINE

INDUSTRIAL / WAREHOUSE TO LET



BROMWICH HARDY
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FARLANE HOUSE, CROMWELL STREET, COVENTRY, CV6 5EY

To Rent: £110,000 per annum 19,052 sq ft (1,769.99 sq m)

Description

Situated on a corner position with elevations to Cromwell Street and Bright Street, the property comprises a two-bay workshop/warehouse with integral two-storey office accommodation to the front.

The warehouse benefits from a minimum working height of 4.5 metres together with installed lighting and heating. The office accommodation is arranged over two floors and provides a combination of private and open-plan offices, together with WC facilities. The offices are fitted with heating and lighting throughout.

Externally, the property is secured by palisade fencing with double-gated access to the forecourt. The site provides on-site car parking, a side driveway leading to a rear loading yard, and excellent access for servicing and deliveries. Suitable for a range of industrial, warehouse, or trade counter uses (subject to planning).





Summary

- Self contained secure site
- Two storey offices
- Good access to A444
- Centrally located

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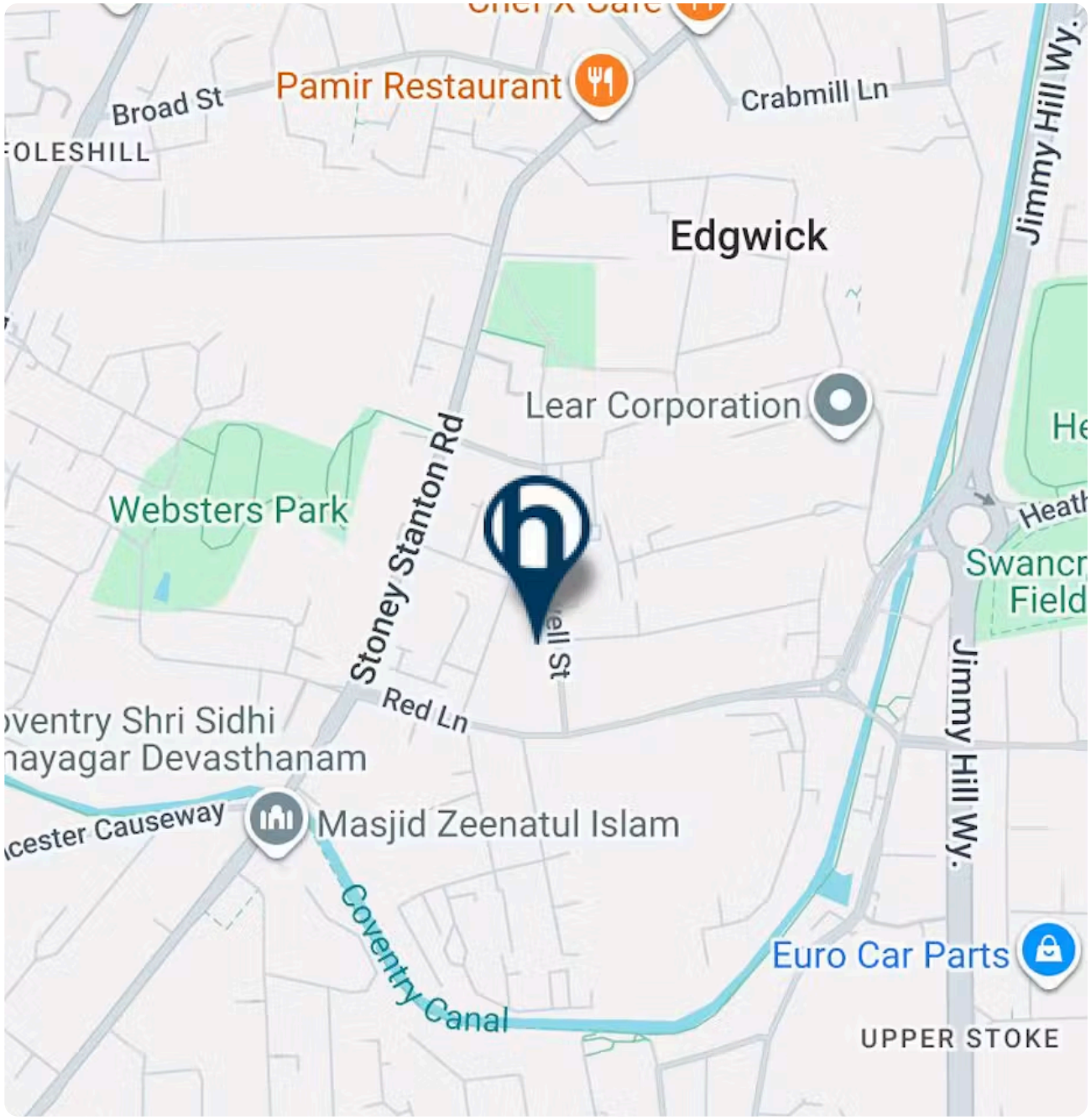
Location

The property is prominently situated on Cromwell Street within the established Great Heath area, approximately one mile north of Coventry City Centre.

The unit benefits from excellent road communications, being in close proximity to the A444 (Phoenix Way dual carriageway). Access is available via Red Lane and Phoenix Way, providing direct links to the City Centre, the A46 and A45 trunk roads, and M6 (Junction 3), all within approximately three miles.

Coventry railway station is also within easy reach, offering regular direct services to London and Birmingham, further enhancing the property's connectivity.



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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.















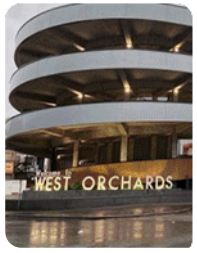





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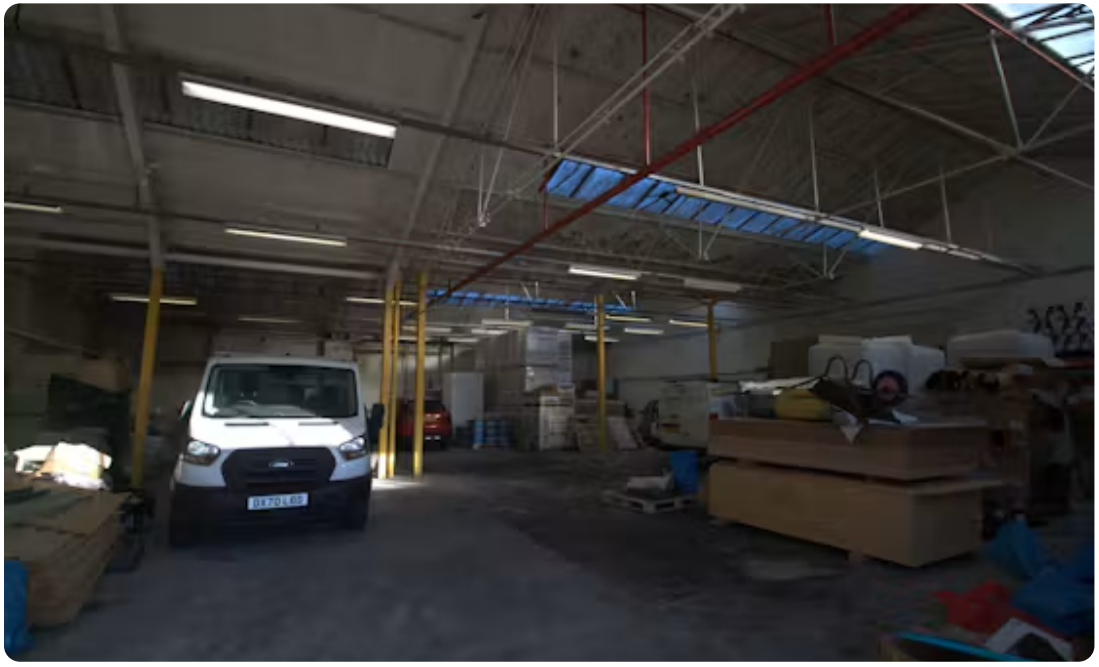
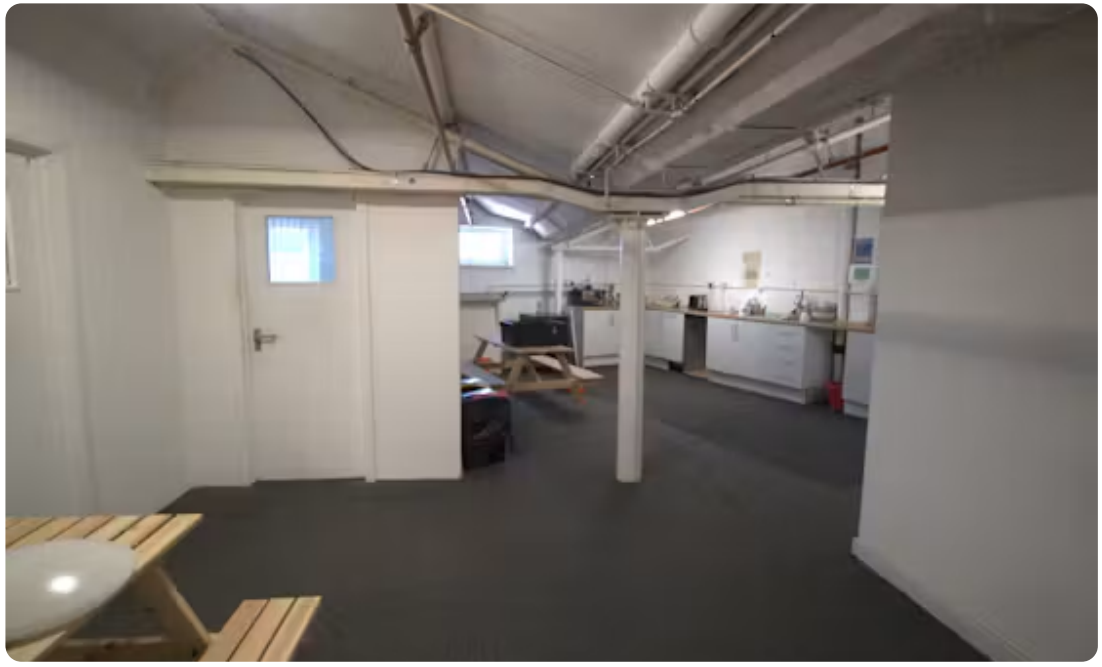
GALLERY









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TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed

RENT

£110,000 per annum

EPC

D (94)

VAT

Applicable

BUSINESS RATES

Rateable Value: £91,000
Rates Payable:
Future rateable value (from 1 April 2026)

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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