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VIEW ONLINE

FULLY REFURBISHED WAREHOUSE TO LET



BROMWICH HARDY
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UNIT 5 BODMIN ROAD, COVENTRY, CV2 5DB

To Rent: Rent on application 5,399 sq ft (501.58 sq m)

Description

The property comprises a light industrial/warehouse facility built of brick with a profile sheeting roof, and has double-glazed windows in aluminium frames. The whole building is in excellent condition with painted walls and floors.

The workshop area benefits from newly installed LED strip lights, a motorised insulated sectional door for vehicle access and is served by a gas-fired heater. It also features a small office.

Within the workshop area there is a wall mounted unit which supplies hot water and central heating to the toilet areas and the office areas, above that is a storage tank and there is also an extractor fan. Ceiling mounted fans provide additional cooling facilities. The unit is served also by a pedestrian fire door.





Summary

- Fully Refurbished
- Secure Yard and Gated Entrance
- Excellent Location
- Ample Parking Provision
- LED Strip Lighting
- Central Heating

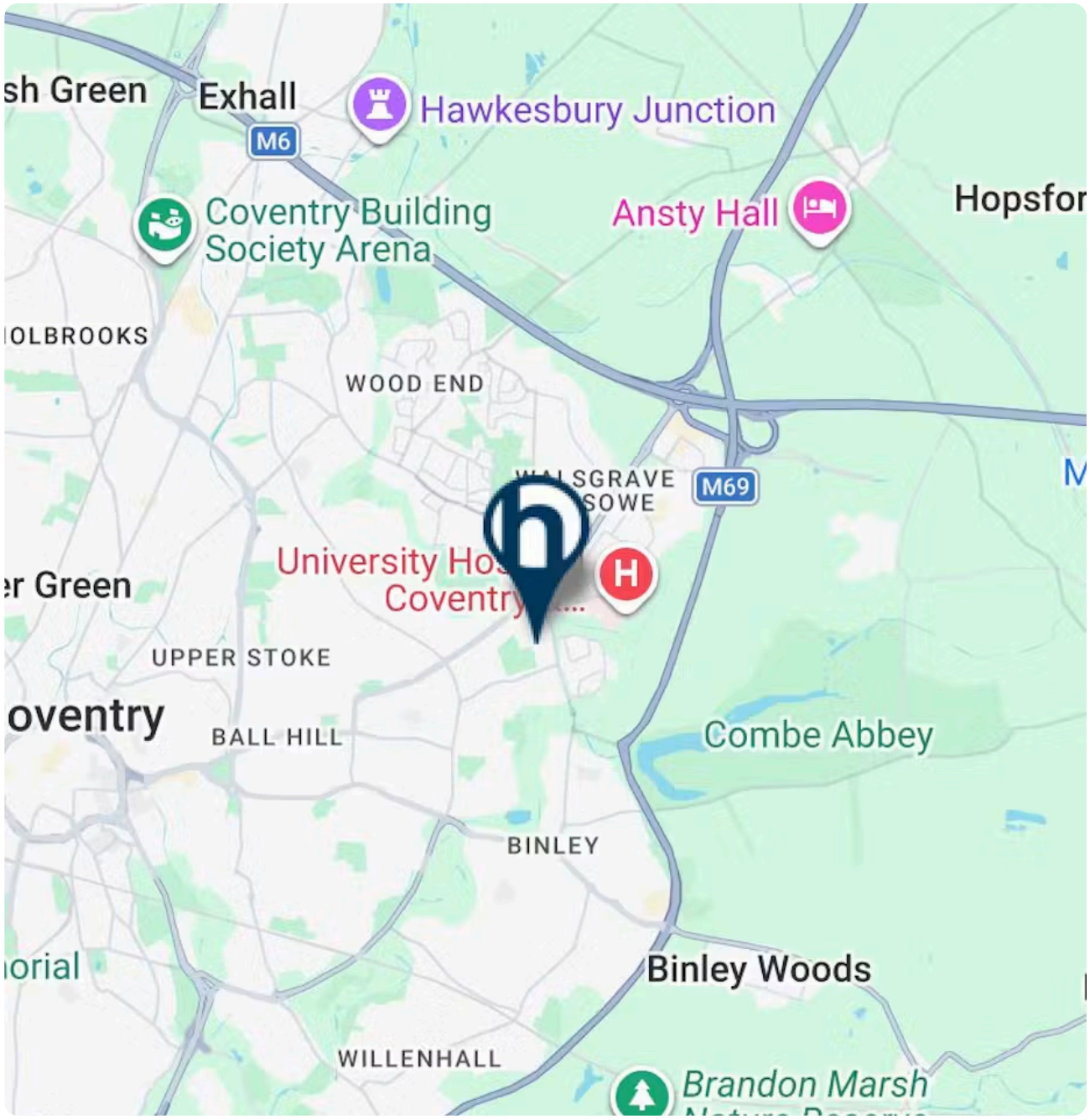
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Location

The property occupies a prominent position on Bodmin Road close to its junction with Belgrave Road. The property is situated on the eastern side of the city and is within approximately 1 ½ miles of junction 2 of the M6 motorway with excellent access to the south via A46. The premises are situated approximately 3 miles from Coventry City Centre.



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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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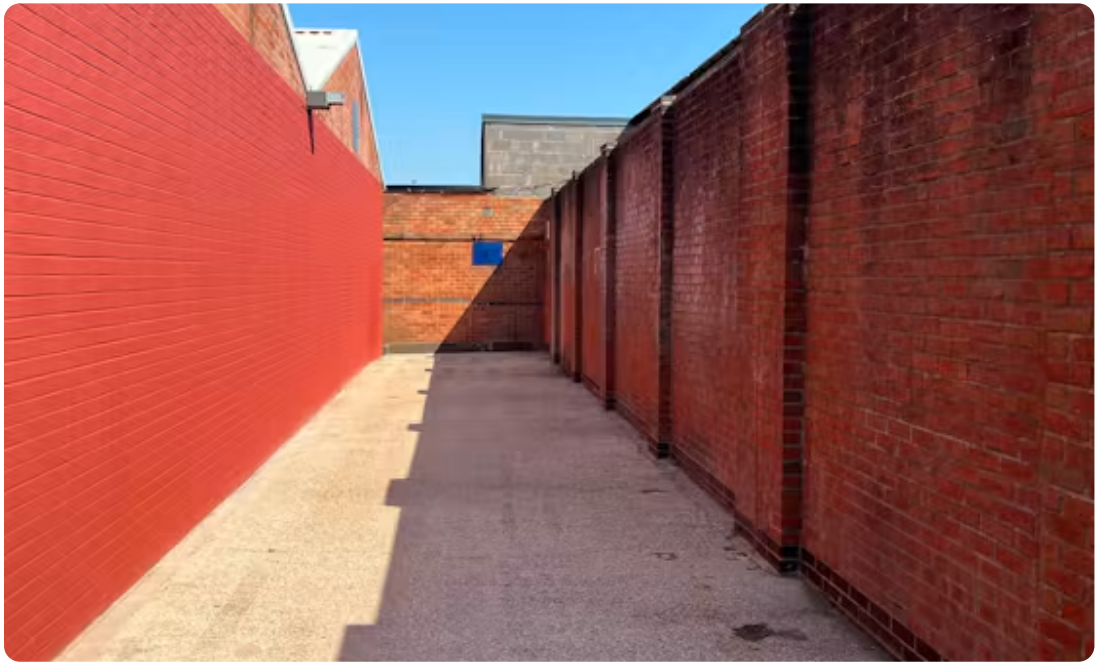
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GALLERY









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TERMS

The property is available on a long lease and will be a full repairing and insuring one outside the Landlord and Tenant Act 1954 sections 24-28.

FURTHER INFORMATION

There is ramp access for disabled use between the offices and the workshop. At the rear is a small kitchen area with a fitted glazed sink. The offices are approached from a front door leading into a general office, a directors office and also another toilet area for staff. Fire and Intruder alarms are installed. Outside, there is direct vehicle access to the unit via a barrier and there is good parking to the front and side of the building. There is also a yard area allowing adequate space for loading and unloading facilities to the side door.

RENT

Rent on application

EPC

C (73)

BUSINESS RATES

Rateable Value: n/a

POSSESSION

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



Harvey Wells
07990 050091
harvey.wells@bromwichhardy.com



Tom Bromwich
07718 037 150
02476 308 900
tom.bromwich@bromwichhardy.com

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Siskin Parkway East,
Middlemarch Business Park,
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