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VIEW ONLINE

INDUSTRIAL WAREHOUSE UNITS TO LET

BROMWICH HARDY
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2,4B & 7 MAGUIRE INDUSTRIAL ESTATE, TORRINGTON AVENUE, COVENTRY, CV4 9HN

To Rent: £7.50 per sq ft 1,348 to 5,407 sq ft (125.23 to 502.33 sq m)

Description

Maguire Industrial Estate is a well-established commercial and industrial estate located on Torrington Avenue. The estate accommodates a range of businesses involved in manufacturing, engineering, warehousing, storage and trade services.

Units 2,4B and 7 are brick-built traditional terraced industrial units providing suitable accommodation for a range of occupiers. The units feature roller shutter and personnel door access, toilets and kitchenette facilities.

Summary

- Established Industrial Location
- To Let as a Whole or Individually
- Roller Shutter Access
- 3.5m Eaves Height
- Convenient Access to the A45 & A46

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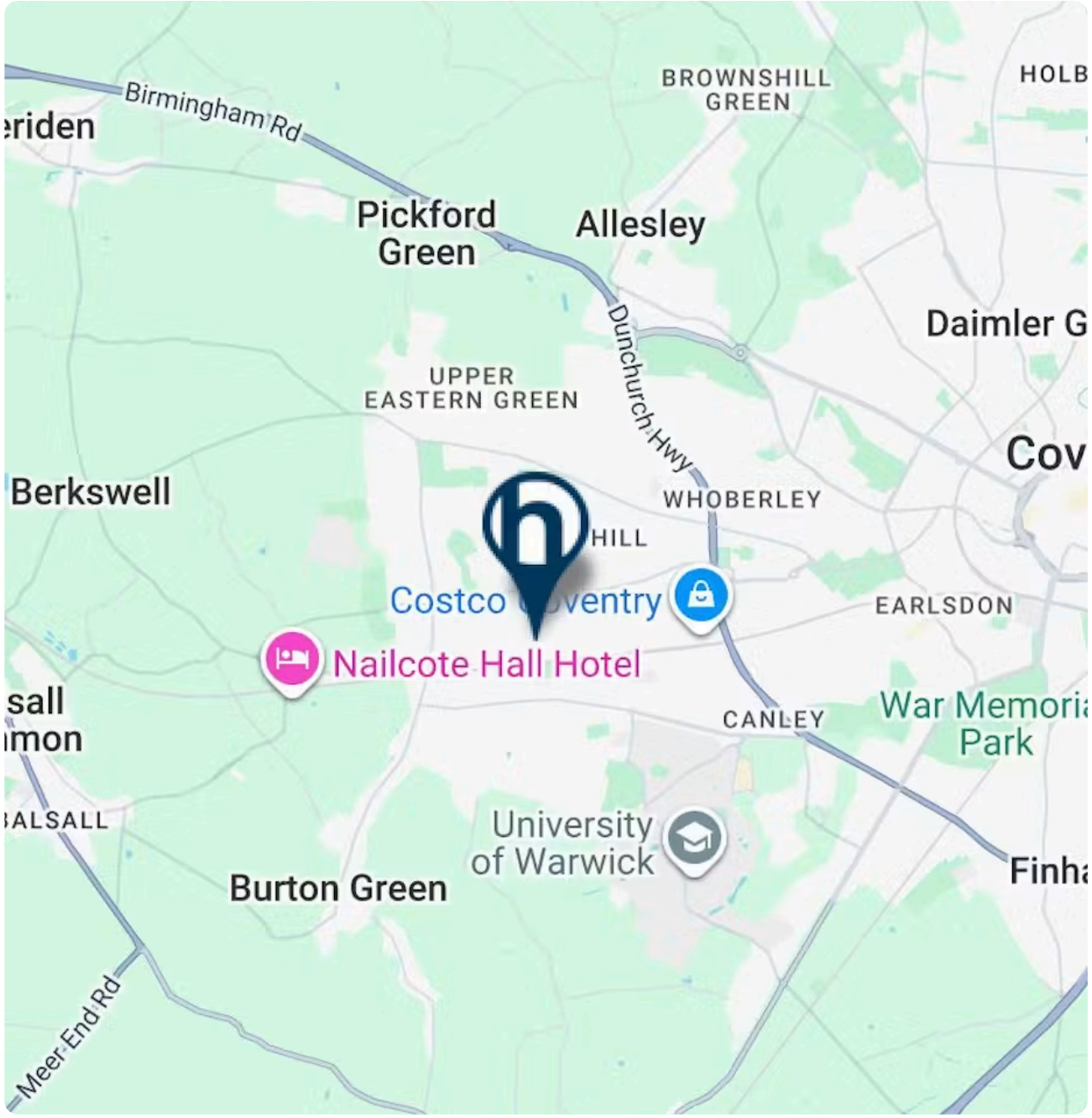
Location

The estate benefits from excellent connectivity to the A45 and the wider Midlands motorway network, including the M6, M40 and M42, providing efficient access to key regional and national markets.

Coventry city centre lies approximately 4 miles to the North East, while Birmingham, Warwick and Leamington Spa are all within convenient reach, making the location particularly well suited to occupiers requiring strong transport links and workforce accessibility.



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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.

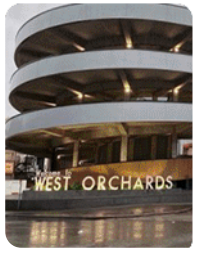
Population: 345,324 (2021)

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
Unit - 2	2,009	186.64	£7.50 /sq ft	Available
Unit - 4B	1,348	125.23	£7.50 /sq ft	Available
Unit - 7	2,050	190.45	£7.50 /sq ft	Available
Total	**5,407**	**502.32**		

TERMS

Terms to be agreed.

RENT

£7.50 per sq ft

EPC

E

VAT

Applicable

BUSINESS RATES

Rates Payable:
Unit 2 - £11,750 Unit 4b - £12,500 Unit 7 - £16,750

LEGAL FEES

Each party to bear their own costs

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

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Siskin Parkway East,
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