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VIEW ONLINE

INDUSTRIAL / TRADE COUNTER UNIT



BROMWICH HARDY
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8, KINGFIELD ROAD TRADE PARK, COVENTRY, CV1 4DW

To Rent: £8.50 - £9 per sq ft 3,061 to 12,524 sq ft (284.38 to 1,163.52 sq m)

Description

The property provides a terraced unit of steel portal frame construction with brick and lined profile clad elevations and lined roof, with a minimum eaves height of 4.6m.

To the front elevation there is a trade entrance leading into trade counter area with ancillary offices. To the left hand side there are 2 roller shutter door and an additional roller shutter to the right hand side of the trade counter area. To the rear of the unit there are three separate mezzanine storage areas (not included in the GIA). There are also male and female WC's and ample car parking externally.

There is scope to divide the building into two units.

Summary

- Well Located - Approx. 1 mile from Coventry City Centre
- Trade Counter
- Ancillary Offices
- Minimum Eaves 4.6m
- 3 Roller Shutters
- Mezzanine Floor (if required)





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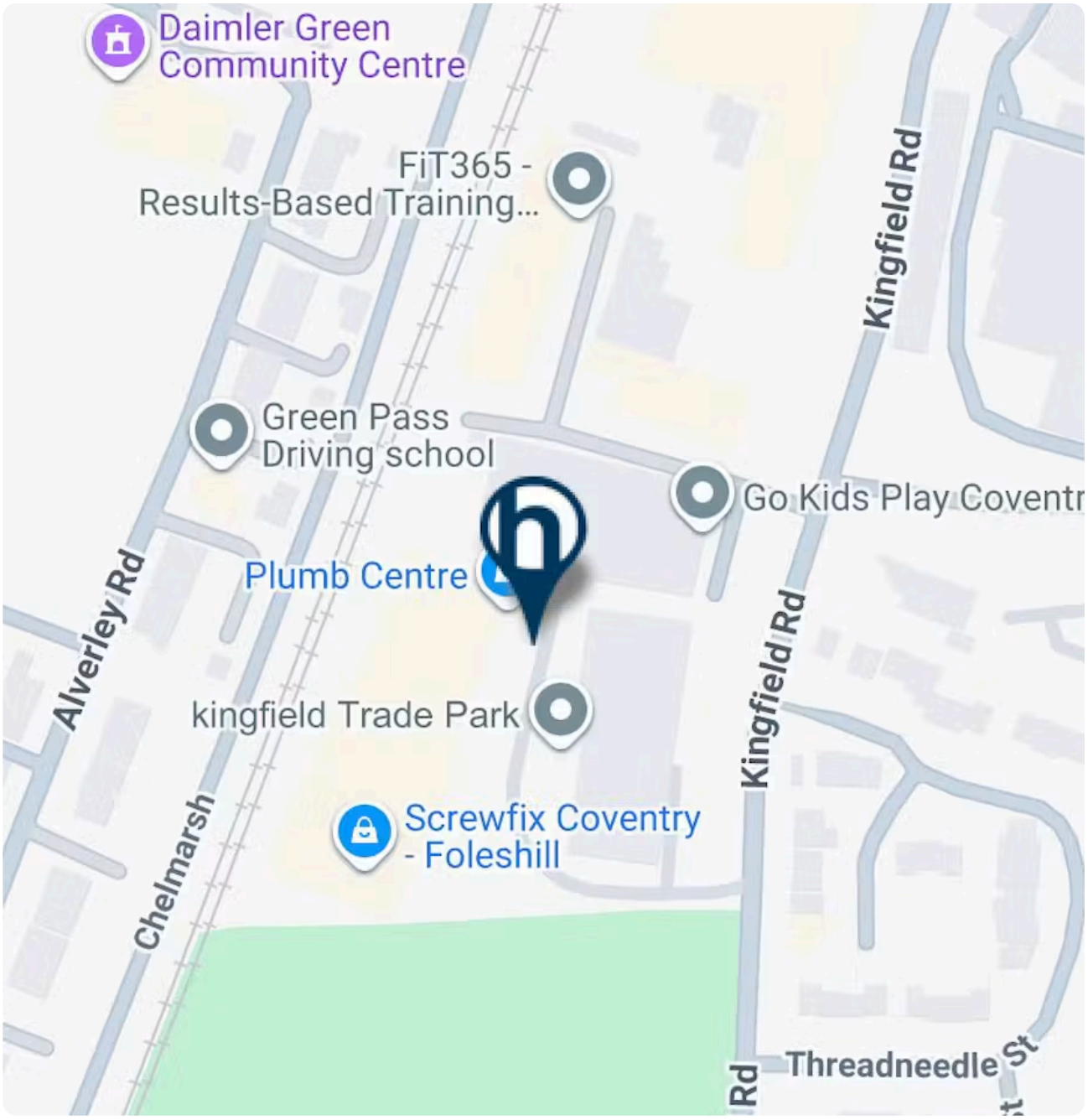
Location

Kingfield road trade park is approximately half a mile due north of Coventry city centre accessed off either the B4113 Foleshill Lane via Cash's Lane, or via the B4118 Lockhurst Lane.

Other occupiers on the estate include Screwfix, Mercado, City Plumping, Plum Centre



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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - 8a	9,463	879.14	-	Available
Ground - 8b	3,061	284.38	-	Available
Total	**12,524**	**1,163.52**		

TERMS

Available by way of a new Full Repairing and Insuring Lease

RENT

£8.50 - £9 per sq ft

EPC

D

BUSINESS RATES

Rateable Value: £87,500

SERVICE CHARGE

£0.60 per sq ft
Approx.

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.

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VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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