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VIEW ONLINE

REFURBISHED INDUSTRIAL UNIT



BROMWICH HARDY

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UNIT 6, HENLEY INDUSTRIAL PARK, COVENTRY, CV2 1ST

To Rent: £40,888 per annum 4,304 sq ft (399.85 sq m)

Description

Unit 6 Henley Industrial Park comprises a good quality unit of steel portal fram construction. The property has been refurbished and is immediately available for a range of uses. The unit is accessible via an electric roller shutter door and pedestrain entrance to the left, which opens into a reception area, two WCs and a refurbished office suite. Externally, there is a spacious yard and parking area.

Summary

- Electric roller shutter and pedestrian access
- Eaves Height 4.8m
- Refurbished office
- Great parking and yard area
- Situated on a popular industrial estate





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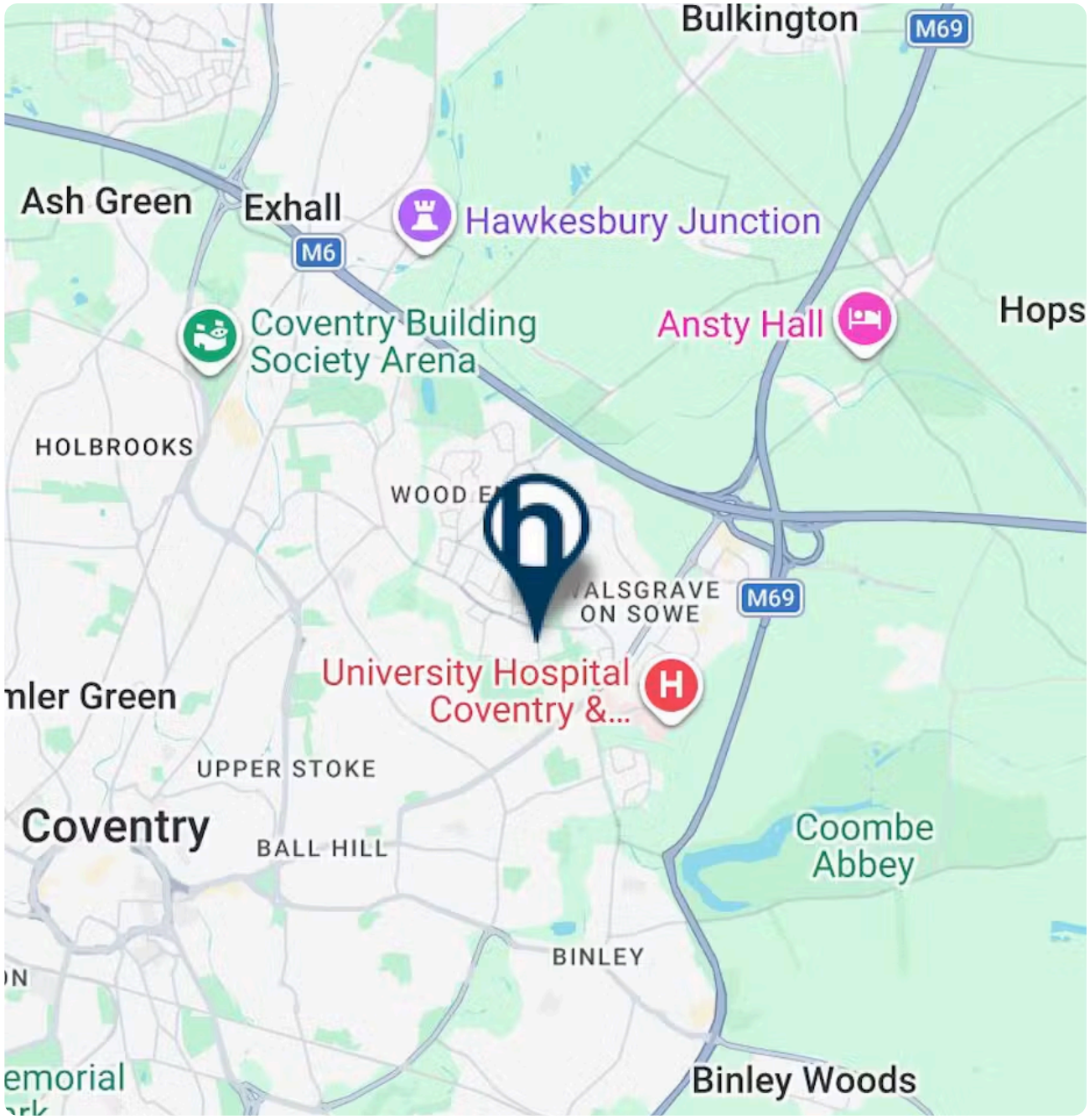
Location

Henley Road is well positioned in the North of Coventry only a short drive from junction 2 of the M6 and also affords easy access to central Coventry. The access is off Henley Road and the estate is already a thriving industrial centre with several other occupied units. The towns of Nuneaton, Warwick and Leamington are all nearby, and the M6 connection permits connections to Birmingham and Rugby and beyond also. Coventry Mainline station sits on the West Coast Mainline.



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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Warehouse	3,767	349.97	-	Available
Ground - Office	364	33.82	-	Available
Ground - Reception / WCs	173	16.07	-	Available
Total	**4,304**	**399.86**		

RENT

£40,888 per annum

EPC

C (74)

VAT

Applicable

BUSINESS RATES

Rateable Value: £34,500
Rates Payable: £14,904 per annum

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

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.

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