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INDUSTRIAL / WAREHOUSE TO LET



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UNIT 9, MAGUIRE INDUSTRIAL ESTATE, MAGUIRE INDUSTRIAL ESTATE, COVENTRY, CV4 9HN

To Rent: £17,000 per annum 2,117 sq ft (196.68 sq m)

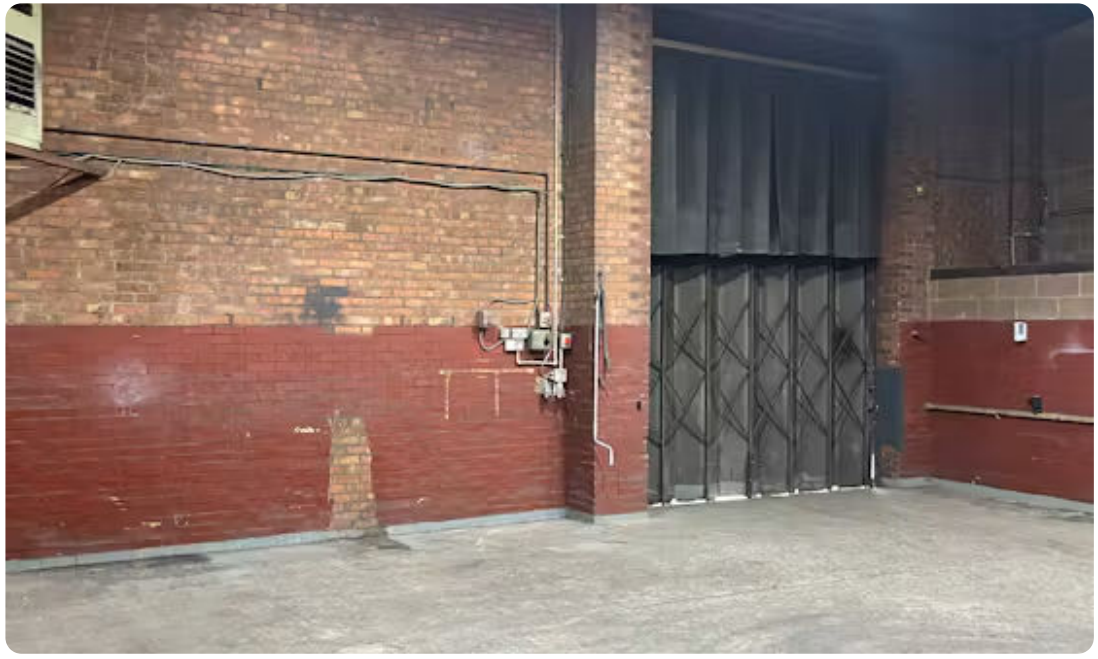
Description

The property comprises a industrial/warehouse unit situated on a well-established industrial estate, offering excellent access to the regional and national road network. The unit benefits from close proximity to the A45, providing convenient links to Coventry, Birmingham and the wider Midlands motorway network.

Internally, the accommodation provides a clear-span warehouse with energy-efficient LED lighting and a full-height roller shutter door measuring approximately 3.5m wide by 4.5m high, facilitating efficient loading and distribution operations.

The property further benefits from ground and first-floor office accommodation, together with a substantial mezzanine floor providing additional storage space, accessible from both the first-floor offices and warehouse area. Separate welfare facilities are available, including W/C and kitchen amenities at ground-floor level, with independent access points enhancing operational flexibility.





Summary

- Minimum Eave Height of 5.3m
- Apex Height of 6.8
- LED Lighting
- Mezzanine
- Ground & First Floor Offices
- Kitchen and W/C

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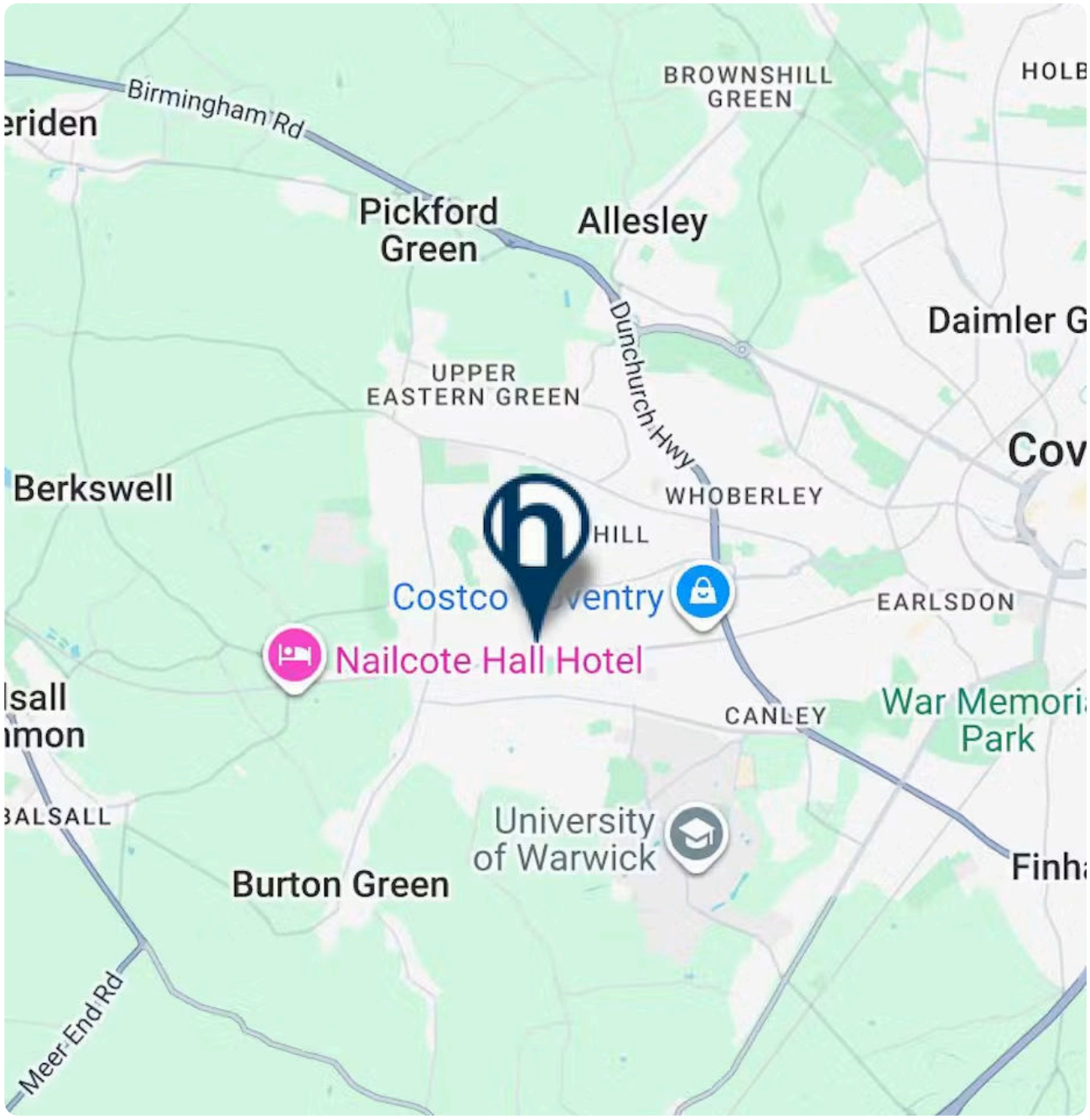
Location

Strategically located just 3.7 miles from Coventry City Centre and the Ring Road, the property benefits from excellent connectivity, situated only 0.8 miles from the A45 and 6.3 miles from the A452. The surrounding area is home to a range of established occupiers and amenities, including Screwfix and Costco Coventry whilst also benefiting from convenient public transport links along Torrington Avenue.



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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.













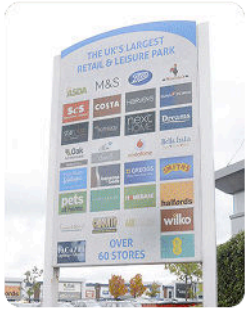

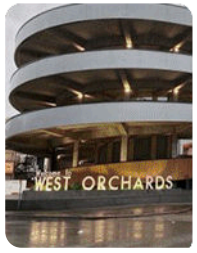





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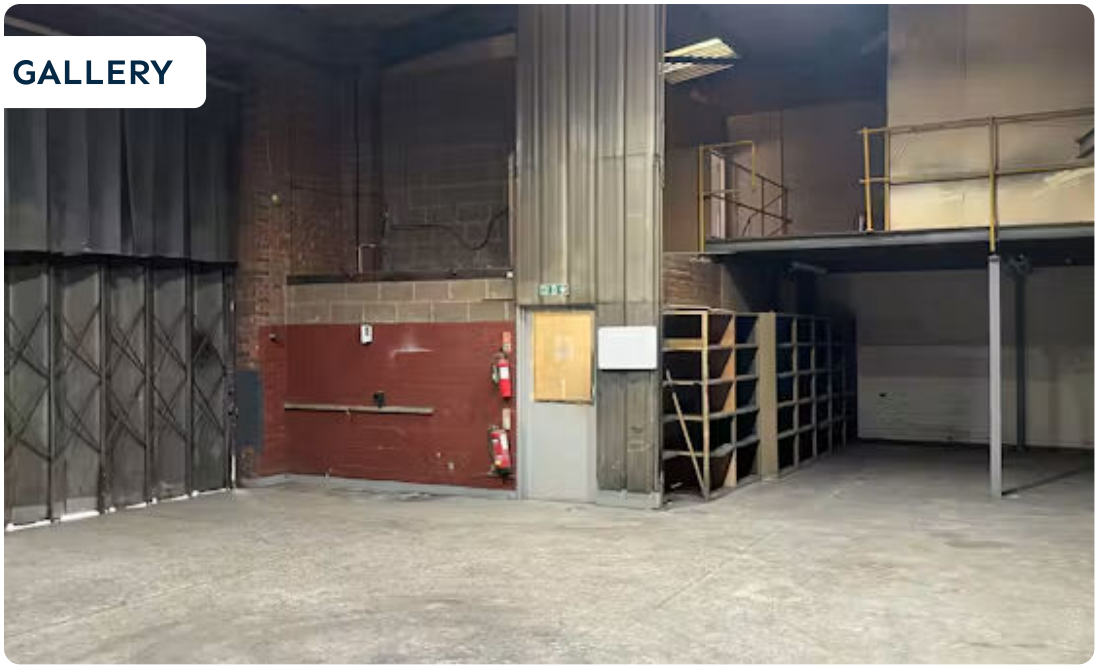
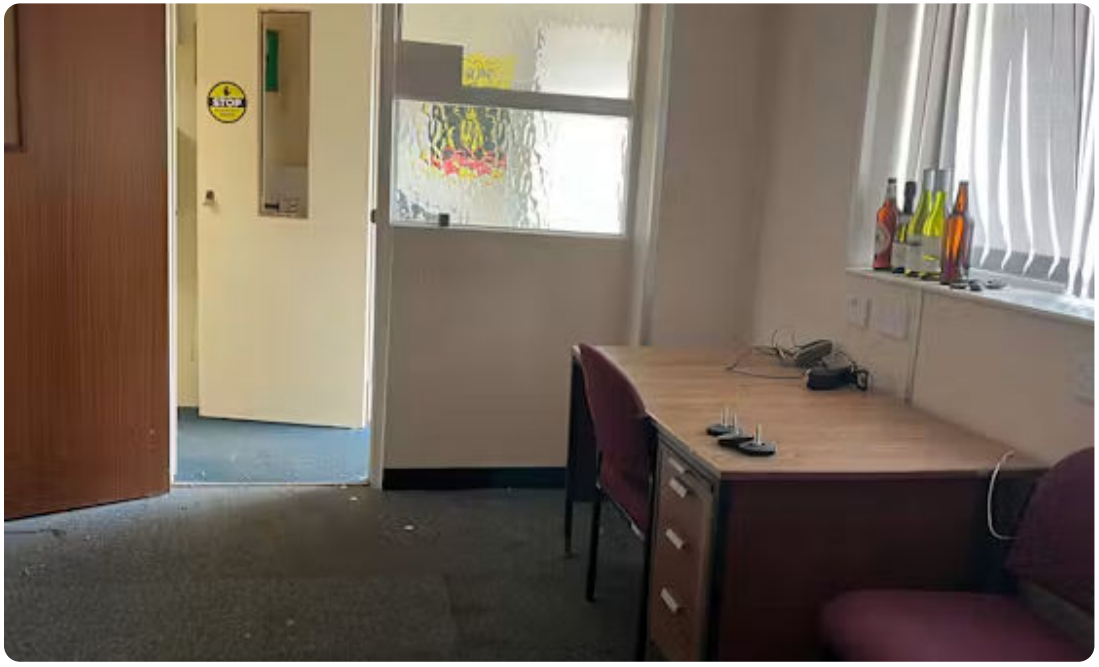
GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	1,683	156.36	-	Available
1st	434	40.32	-	Available
Total	**2,117**	**196.68**		

TERMS

Terms to be agreed

RENT

£17,000 per annum

EPC

E (123)

BUSINESS RATES

Rateable Value: £15,250

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



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Harvey Wells
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