BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

VIEW ONLINE

INDUSTRIAL UNIT TO LET



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3 KINGSWOOD CLOSE, COVENTRY, CV6 4AZ

To Rent: £19,721 per annum 1,517 sq ft (140.93 sq m)

Description

The property comprises a refurbished mid-terraced industrial unit of part brick and part clad construction beneath a pitched roof. The unit benefits from a roller shutter loading door, LED lighting, translucent roof panels providing excellent natural light, and 3-phase electricity supply.

Summary

- Recently refurbished industrial unit
- 3-4 parking spaces included
- LED lighting
- 3.8m eaves height to lowest point, 5.4m to highest
- 3 phase electric supply





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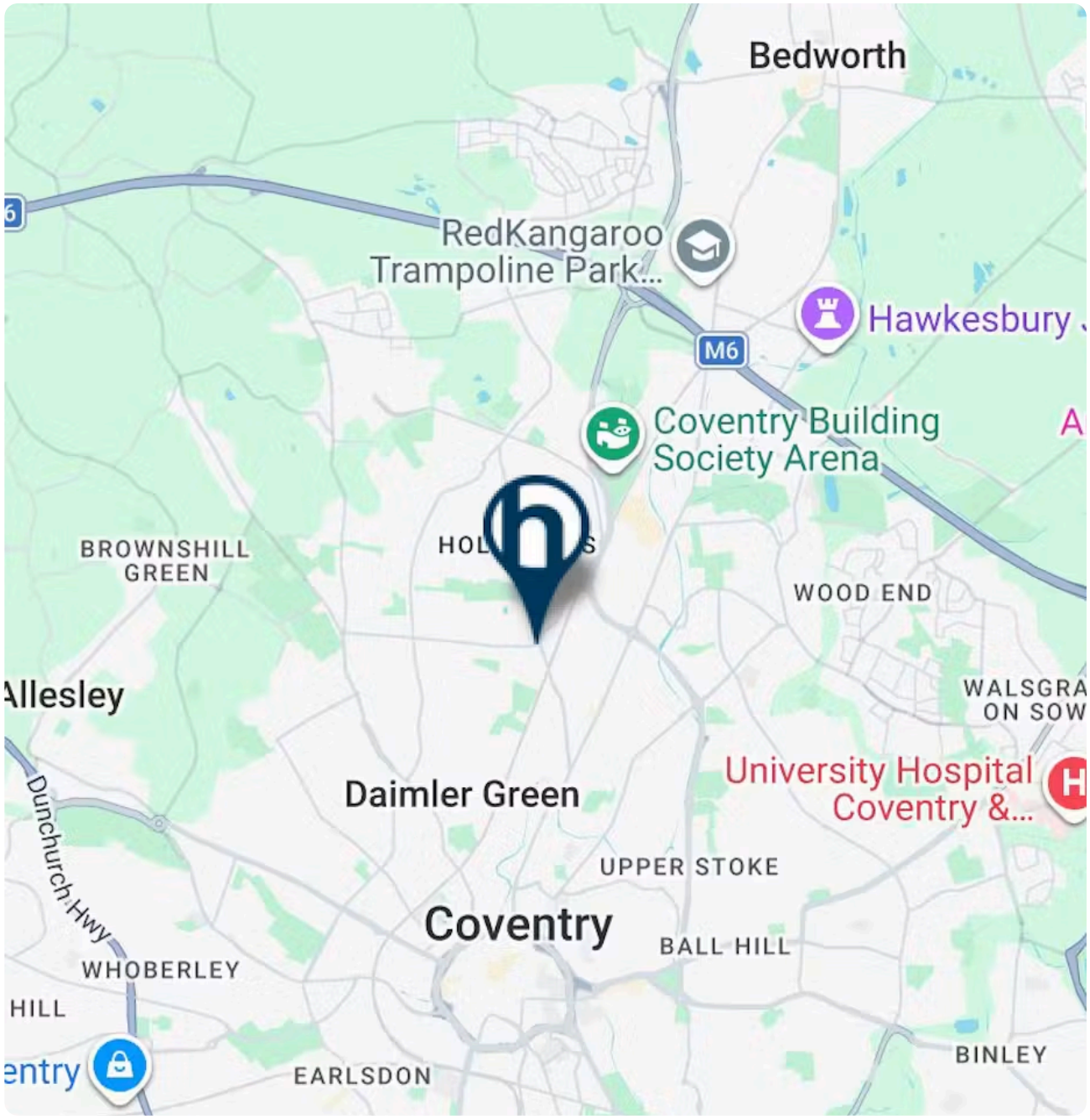
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Location

Unit 3 Kingswood Close is situated on the established Kingswood Close Industrial Estate in the Holbrook's/Foleshill area of north Coventry. The estate comprises a small cluster of industrial and trade units accessed directly from Holbrook Lane (B4118), an important arterial route connecting northern
Coventry with the wider Midlands motorway network.

The property is 2 miles north of Coventry city centre. The A444 is less than a mile from the estate, providing a direct route to Junction 3.



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit	1,517	140.93	£19,721 /annum	Available
Total	**1,517**	**140.93**		

RENT

£19,721 per annum

EPC

C

VAT

Applicable

SERVICE CHARGE

£708 per annum
Sinking fund contribution of £467 per annum.
Insurance of £353 per annum

LEGAL FEES

Ingoing tenant is liable for both parties legal costs.
£1,900 contribution.

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.

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 09/11/2026

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

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