

# RENOWN AVENUE

Coventry Business Park, Coventry, CV5 6UF



## Key Highlights

- 31,791 sq ft
- Self contained detached unit with secure yard
- Immediate access to the A45
- 43 Parking Spaces
- Freehold / Leasehold
- EPC C
- 7.3m minimum eaves height, warehouse heating and LED Lighting
- 2 Level Loading Doors

## Location

The property is located on Coventry Business Park within close proximity to the A45 in Coventry. Coventry is regarded as one of the principal industrial and distribution locations in the UK due to its situation at the southern edge of the 'golden triangle', with 90% of the population reachable with a 4.5 hour drive time.

Coventry boasts excellent transport connections with nearby links to the national motorway network including the M42, M6, and M45.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	25,738	2,391.14
Ground - Ground Floor Offices	2,919	271.18
1st - 1st Floor Offices	3,134	291.16
<b>Total</b>	<b>31,791</b>	<b>2,953.48</b>

## Specification

The unit comprises of a steel portal frame building with a two storey office built in 2005. Externally the unit benefits from brick and profile sheet cladding and galvanised steel roof with translucent panels. There is extensive car parking to the front and secure yard along the side of the unit. The yard is concrete surfaces and has a minimum depth of 24m.

The main warehouse benefits from a concrete floor, LED downlights and ambirad gas heating. Two level loading doors provide access to the warehouse. The offices include a reception/lobby area, welfare facilities, with gas radiators, LED lighting and air conditioning.

Business Rates. The current RV is £171,000.

## Terms

The freehold interest is available immediately. The property may also be available on a leasehold basis, subject to terms.

Price and rent available upon request.

## Viewings

For viewings and further information, please contact the sole agents.



## Contact

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