

# TO LET

Industrial/Warehouse Unit  
5,973 sq ft (554.96 sq.m)

Unit 17a Torrington Avenue,  
Tile Hill, Coventry CV4 9HN



## PROPERTY HIGHLIGHTS

- Large yard/parking area of 716 sq yards (598.66 sq m)
- Internal working height of 4.47m (14'8")
- New LED lighting and Fire Alarm systems
- New roller door and Trades entrance
- The unit has three-phase electricity
- To the rear of BSS



## LOCATION

The premises are located on Torrington Avenue in the Tile Hill area of Coventry, in a popular industrial and warehouse location approximately 3.5 miles west of Coventry City Centre. The unit is to the rear of BSS and is accessed via a concrete driveway to the left-hand side. The nearby junction with the A45 Fletchamstead Highway provides excellent access to the surrounding infrastructure.

## DESCRIPTION

The premises comprise a single storey workshop/warehouse of steel portal frame construction, being the end part of a larger unit. The building has profile steel clad roof and brick and clad elevations. There is a new steel roller shutter loading door, plus new tradesmen's entrance off the yard. The unit has lighting and three-phase electricity. Working height is 4.47m (14'8").

The unit is approached through a self-contained yard with security fencing and gate which is mainly laid to tarmac, providing excellent storage and parking facilities.

## TENURE

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£40,500 per annum exclusive of VAT.

## ENERGY RATING

D92 EPC available upon request.

## VAT

Bromwich Hardy stipulate that prices are quoted exclusive of V.A.T. whether or not payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VIEWING

Strictly by appointment through the sole agents.

### David Penn

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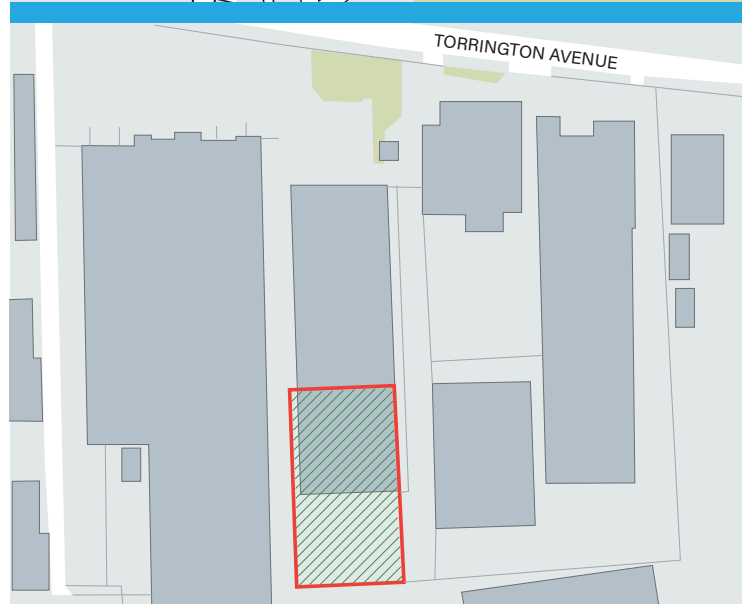
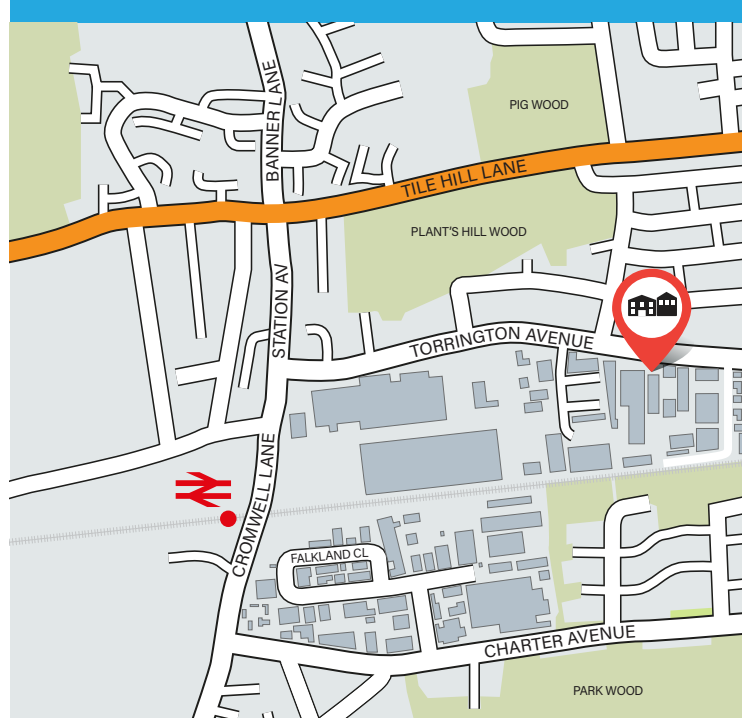
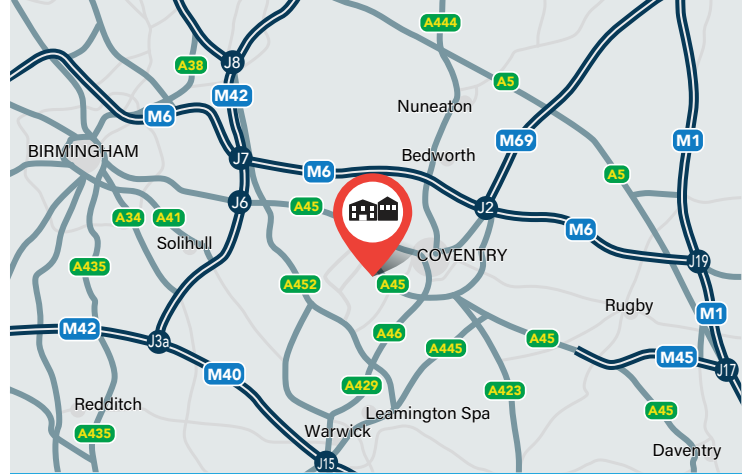
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## RATES

Rateable Value (2026/27) £32,250

Rates Payable (2026/27) £13,932

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