

TO LET

6 TELFORD ROAD, EXHALL
COVENTRY, CV7 9ES



INDUSTRIAL / WORKSHOP PREMISES WITH SECURE YARD

2,769.5 sq ft (257.3 sq m) (Approx. Total Gross Internal Area)

- Rent £22,500 per annum
- Available August 2026

**IMMEDIATELY
AVAILABLE**

Unit 6 Telford Road is situated on the well-established Bayton Road Industrial Estate in Exhall, approximately 4.5 miles north of Coventry City Centre and approximately 4.5 miles south of Nuneaton. The estate forms part of one of the Midlands' most established industrial and distribution locations and benefits from excellent access to the regional motorway network. The property is located within close proximity to Junction 3 of the M6 motorway, providing convenient access to the M6, M69, M1 and M42, making the premises suitable for a range of industrial, logistics, warehouse and trade occupiers.

The property comprises a self-contained industrial / warehouse premises incorporating ancillary office accommodation. The property benefits from a full height roller shutter, together with loading and circulation areas.

Internally, the accommodation provides predominantly open-plan industrial space suitable for manufacturing, storage, engineering, assembly or trade counter operations. Ancillary office and welfare accommodation is provided to support operational requirements.

Externally, the property benefits from forecourt loading and parking together with vehicular access.

- Established industrial estate location
- Warehouse / workshop accommodation
- Ancillary office accommodation
- Loading and circulation areas
- Suitable for industrial, warehouse uses
- Excellent motorway connectivity
- 13 ft eaves height
- Immediately available

ACCOMMODATION

	SQ M	SQ FT
Industrial / Warehouse Accommodation	257.3	2,769.5
TOTAL Approx. Gross Internal Area	257.3	2,769.5

All floor areas are approximate and subject to verification.

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£22,500pa exclusive.

BUSINESS RATES

We understand the property has a rateable value of £16,240. Interested parties are advised to make their own enquiries with the local authorities to confirm what is the current rates payable.

PLANNING

We understand the property benefits from planning consent suitable for industrial and warehouse uses within Use Class B2 / B8, subject to confirmation by the local planning authority.

EPC

An Energy Performance Certificate is available upon request.

SERVICES

Mains services are understood to be connected to the property. The agents have not tested any apparatus, equipment or services and therefore cannot confirm that they are in working order or fit for purpose.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, identification checks will be undertaken on all parties prior to completion of a transaction.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: DW Date: 06/26

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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