

INDUSTRIAL WAREHOUSE


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**BROMWICH**  
**ARDY**  
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**UNITS 4&5, HENLEY ROAD, COVENTRY, CV2 1ST**

£ To Rent: £80,605 per annum

 9,489.30 sq ft (881.58 sq m)

## DESCRIPTION

No 4 & 5 Henley Road Industrial Estate comprises of two units totaling 9,489 Sq Ft Gross Internal Area, with internal toilets, a mezzanine and offices. The unit is of steel portal frame construction, with brick elevations and upper part cladding, beneath a pitched roof. The unit benefits from a full height up and over, an electrically operated roller shutter to the front, with loading area and parking for approximately 16 vehicles externally. The offices are heated by a gas central heating system, with a blower heater in the warehouse. The unit also benefits from three-phase power. The estate is well maintained with recently resurfaced entrances and exits.

## SUMMARY

- Well known industrial estate close to M6



Parking in front and loading area

- Very well maintained industrial estate



Electric roller shutter and pedestrian access



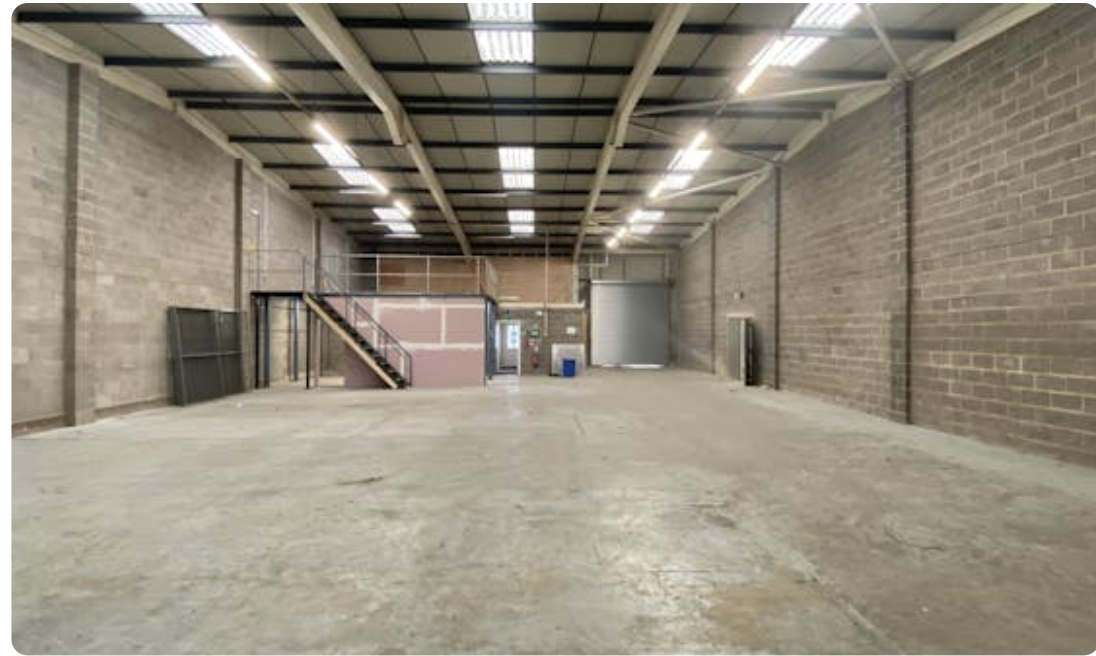
Eaves Height 5.56m, Apex 6.92m



Internal office provision

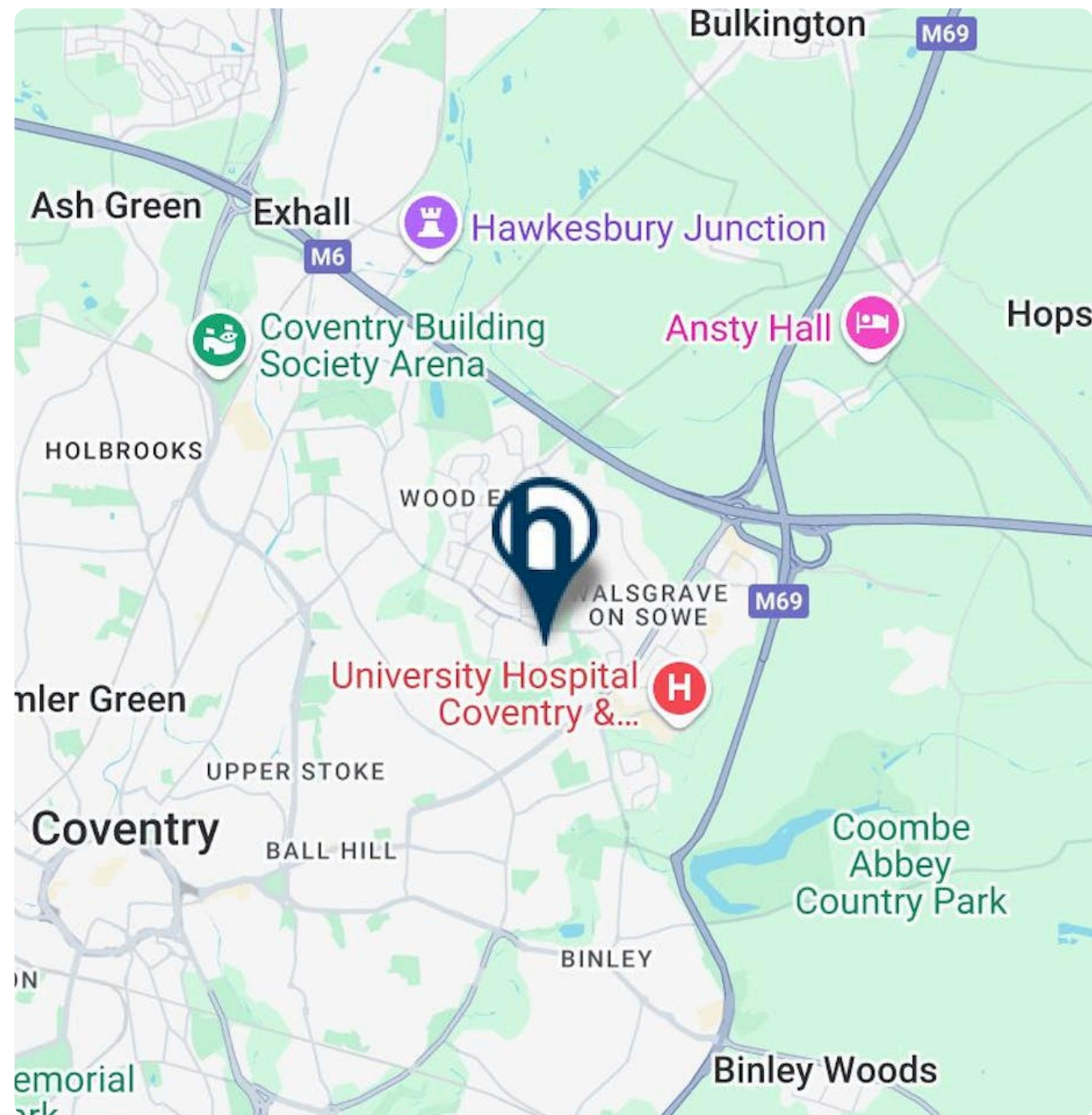


Secure Yard



## LOCATION

Henley Road is well positioned in the North of Coventry only a short drive from junction 2 of the M6 and affords easy access to central Coventry also. The access is off Henley Road itself near to Henley College and the estate is already a thriving industrial centre with several other occupied units. The towns of Nuneaton, Warwick Leamington are all nearby and the M6 connection permits connections to Birmingham and Rugby and beyond also. London and Manchester are both only 1.5 hours away in either direction from this location. Coventry Mainline station sits on the West Coast Mainline to afford national business connections also.





GALLERY



## RENT

£80,605 per annum

## EPC

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## BUSINESS RATES

Rates Payable: On request

## SERVICE CHARGE

£641.17 per annum

## 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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the team you can trust

