

Goodlife House

18 Brooklyn Road, Coventry, CV1 4JT

SHEPHERD
COMMERCIAL



TO LET

1,959 SQ FT
(182 SQ M)

£13,800 PER ANNUM

Industrial / Warehouse
Premises with Secure
Yard – 1,956 sq ft

- Secure Yard
- City Centre Fringe Location
- Flexible Terms
- Three Phase Power
- On-Road Parking

01564 778890
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Summary

Available Size	1,959 sq ft / 182 sq m
Rent	£13,800 per annum
Service Charge	N/A
Estate Charge	N/A
EPC	D

Description

The property comprises a mid-terraced industrial/warehouse unit of approximately 1,956 sq ft (181.7 sq m), benefiting from a secure gated forecourt/yard area to the front providing loading and parking provision. Internally, the accommodation offers open-plan warehouse/workshop space with ancillary storage and office accommodation, benefitting from good natural light via translucent roof panels, concrete flooring, WC facilities and three-phase power. The unit would suit a variety of occupiers including storage, light industrial, trade counter and workshop uses, subject to the necessary consents.

Location

The property is situated on Brooklyn Close, Coventry, within an established mixed commercial and residential location to the north-east of Coventry City Centre. The premises benefit from convenient access to the A444 Phoenix Way, providing direct links to Junction 3 of the M6 motorway, together with the wider Midlands motorway network including the M69 and M1. Coventry City Centre and Coventry Railway Station are located approximately 2 miles to the south-west.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The property is to be offered to the leasehold open market for a term of a minimum of 12 months, with a 3 month deposit applicable.



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