

BRAND NEW INDUSTRIAL UNIT



UNIT 14, ALBION ENTERPRISE PARK, ENDEMERE ROAD, COVENTRY, CV6 5PY

To Rent: £34,000 per annum

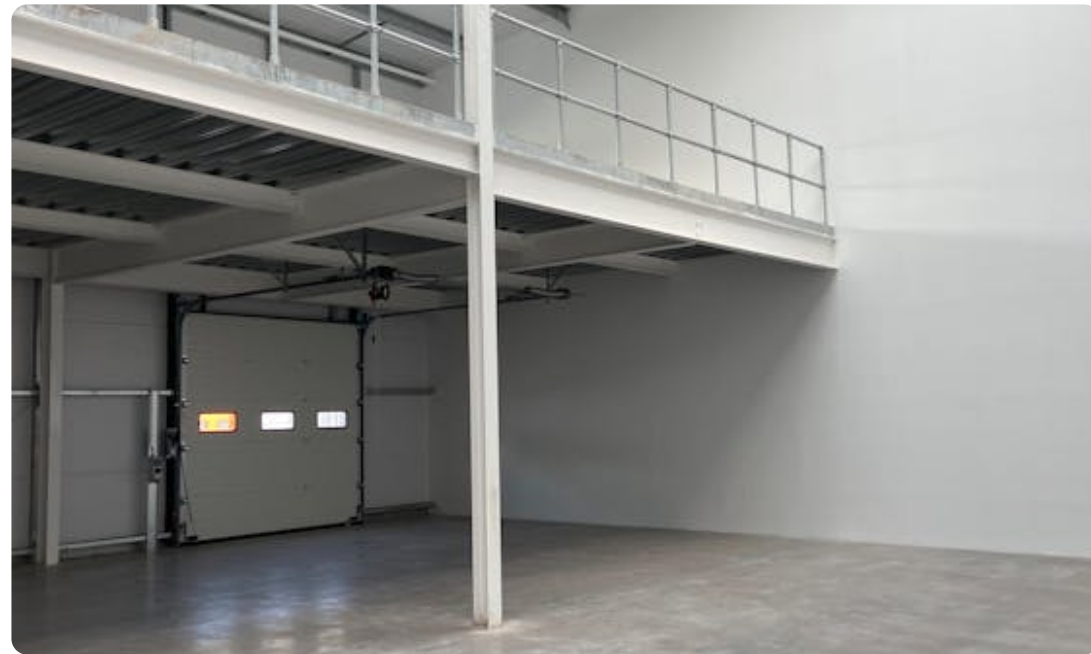
3,250 sq ft (301.93 sq m)

Description

Albion Enterprise Park is one of Coventry's newest industrial estates and comprises a total of 20 newly built industrial units. Unit 14 is one of the largest on the estate meaning it benefits from a wide forecourt for vehicles parking, electric loading door and a three phase power supply. A WC is to be installed on the ground floor, under the stairs, and there is an extensive mezzanine with double glazing, meaning offices can be installed by an incoming occupier if necessary. The property is suitable for a range of light industrial / workshop / Class E uses.

Summary

- Three phase power
- Electric loading door
- Mezzanine floor fitted with double glazing
- WC to be installed
- Allocated parking
- EV charging points on the estate
- 1.5 miles from J3 M6



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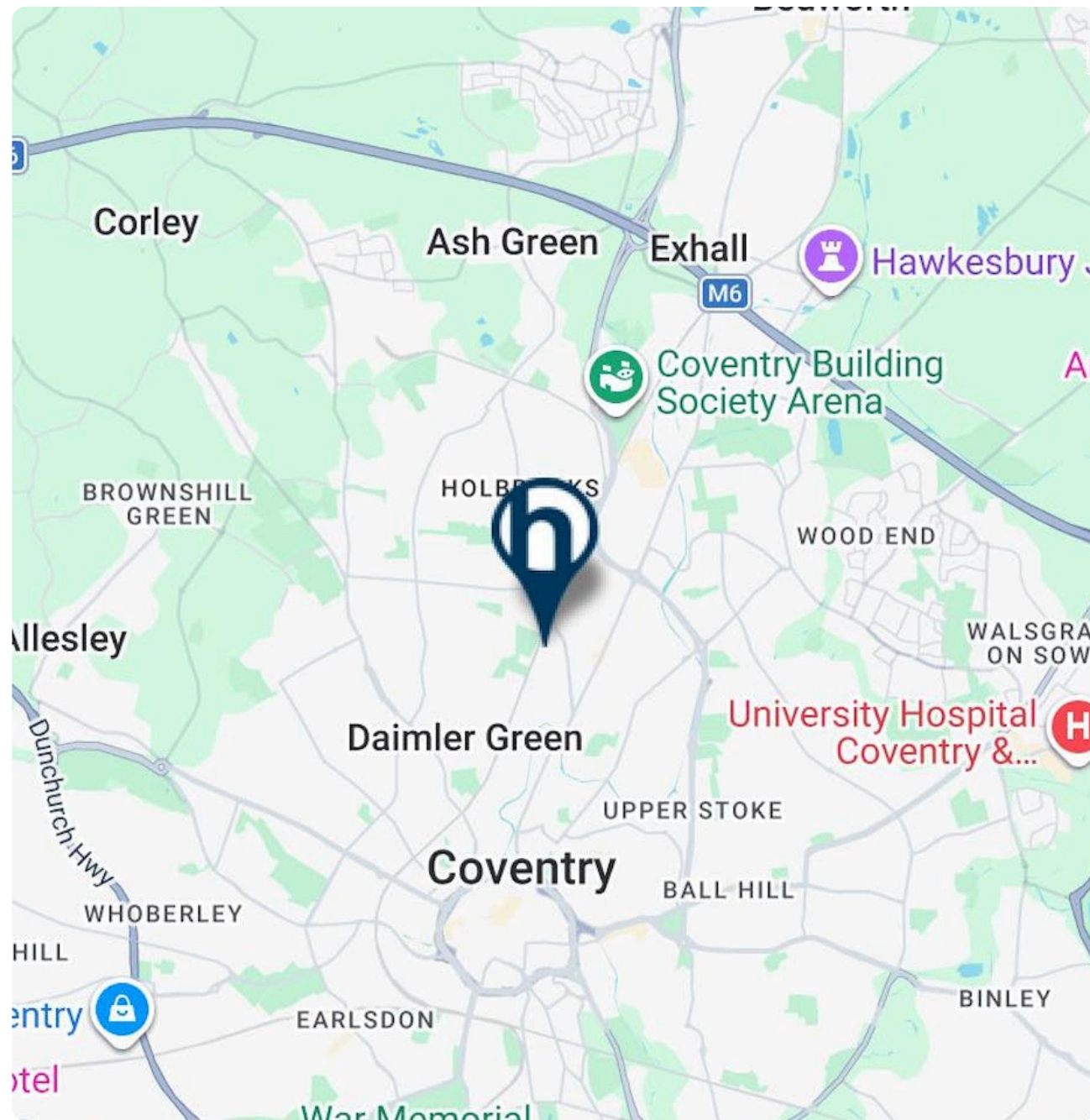
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Location

The site is located in north Coventry, approximately two miles south of Junction 3 of the M6 motorway, providing direct access to Birmingham, and 1.5 miles north of Coventry City Centre. Endemere Road is close to many of Coventry's major industrial parks, with Prologis Park and Bayton Road Industrial Estate two and three miles away respectively. Gallagher Retail Park is approximately one mile east and is home to a range of shops and food outlets.

Connectivity

-  J3 M6 (2 miles)
-  Coventry City Centre (1.5 miles)
-  Gallagher Retail Park (1 mile)



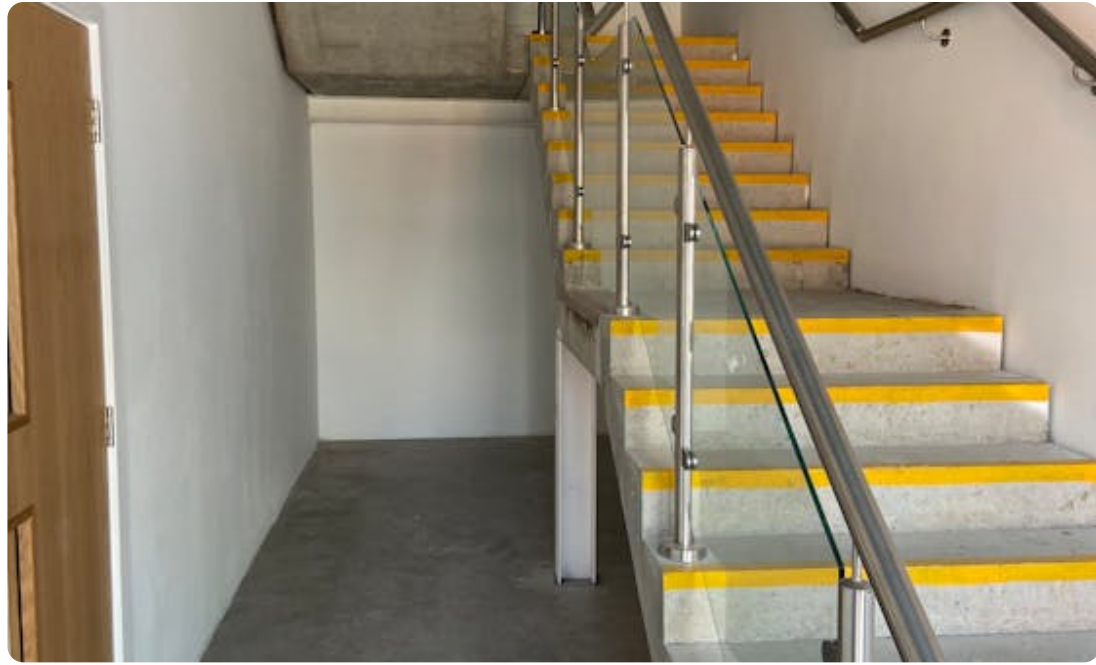
GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Warehouse	2,111	196.12	-	Available
1st - Mezzanine	1,139	105.82	-	Available
Total	3,250	301.94		

TERMS

Available by way of a new lease direct with the landlord on terms to be agreed.

RENT

£34,000 per annum

EPC

B

VAT

Applicable

BUSINESS RATES

Rates Payable:

The unit has not yet be assessed for rates. The tenant will be respnsible for the future rates.

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

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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