

FOR SALE - INDUSTRIAL / WAREHOUSE

RENOWN AVENUE

Coventry Business Park, Coventry, CV5 6UF



Key Highlights

- Price on Application
- EPC C
- 7.3m minimum eaves height, warehouse heating and LED Lighting
- 31,791 sq ft Freehold
- Detached Unit with secure yard
- Close to Coventry Town Centre and J2 & 3 M6
- 43 Parking Spaces

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Location

The property is located within close proximity to Fletchamstead Highway in Coventry. The Coventry is regarded as one of the principal industrial and distribution locations in the UK due to its situation at the southern edge of the 'golden triangle', with 90% of the population reachable with a 4.5 hour drive time.

Coventry boasts excellent transport connections with Junctions 2 and 3 of the M6 to the north of the city centre and Birmingham approximately 19 miles to the West. The Ansty Interchange at J2 M6/M69 is located to the north-east of the city centre and provides the city with links to the national motorway network.

The A45 leads out of the southerly edge of the city and merges onto the M45 providing direct access to Junction 19 of the M1 and is the city's main link to London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	25,738	2,391.14	Available
Ground - Ground Floor Offices	2,919	271.18	Available
1st - 1st Floor Offices	3,134	291.16	Available
Total	31,791	2,953.48	

Specification

The unit comprises of a steel portal frame building with a two storey office built in 2005. Externally the unit benefits from brick and profile sheet cladding and galvanised steel roof with translucent panels.

The site is self contained and access is off Renown Way. There is car parking to the front and secure rear yard along the side of the unit. The yard is concrete surfaces and has a minimum depth of 24m.

The main warehouse benefits from a concrete floor, LED downlights and ambirad gas heating. Two level loading doors provide access to the warehouse.

The offices include a reception/lobby area and gas radiators, LED lighting and air conditioning.

Business Rates.

The current RV is £171,000.

Contact

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