

**TO LET**



**UNIT 22 SPITFIRE CLOSE, COVENTRY BUSINESS PARK, COVENTRY, CV5 6UR**

To Rent: £64,000 per annum      6,739 sq ft (626.07 sq m)

## Description

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The property comprises an end-terrace industrial unit with dedicated parking to the front and convenient front loading via an up-and-over loading door. Constructed around a steel portal frame, the building features insulated profile steel cladding to both elevations and roof, incorporating roof lights that enhance internal illumination.

The main warehouse provides clear, unobstructed space with an approximate eaves height of 7m and a maximum ridge height of 8.5m. Lighting is provided by sodium fittings. A separate pedestrian entrance leads into a ground-floor reception/office area, WC facilities and an understairs storage cupboard. A staircase provides access to a predominantly open-plan first-floor office. The offices benefit from excellent natural light, quality carpeting and fittings, and air-conditioning cassettes to the first floor.

Externally, the property offers parking for approximately 11 vehicles.

## Summary

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- High quality modern end terrace unit
- Parking for approximately 11 vehicles
- 7m eaves
- Includes ground and first floor offices
- Excellent access to A45 dual carriageway



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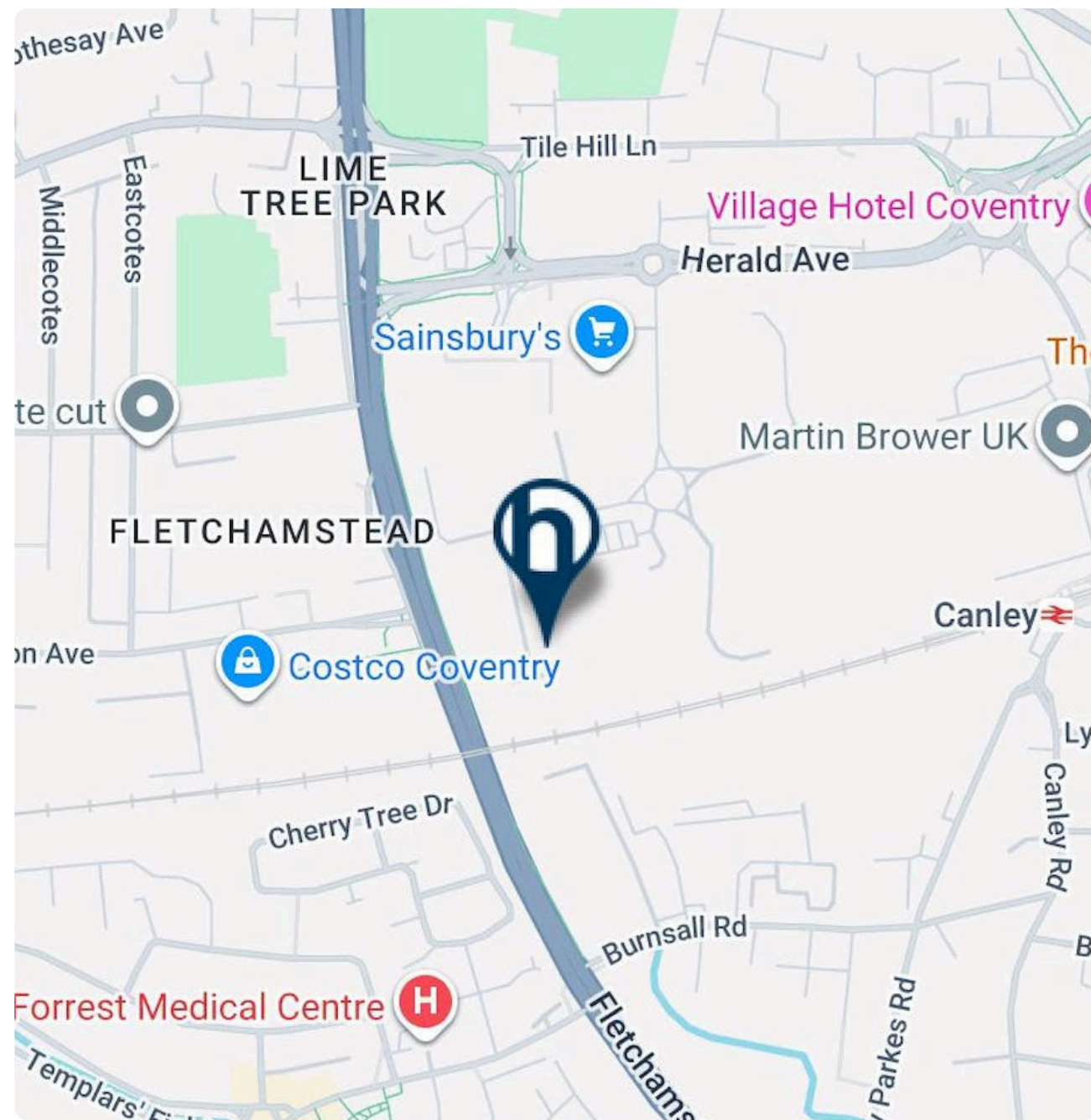
6,739 sq ft (626.07 sq m)

## Location

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Spitfire Close is situated on Coventry Business Park, accessed directly from the A45 dual carriageway, providing excellent connectivity between Coventry and Birmingham. The location offers swift access to the M6, M6 Toll, M42 and M49 motorways, as well as Birmingham International Airport and the NEC.

Canley Railway Station is within easy walking distance, enhancing public transport links for staff and visitors. The Business Park also benefits from strong on-site amenities, including a large Sainsbury's supermarket and a variety of food outlets.



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## Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

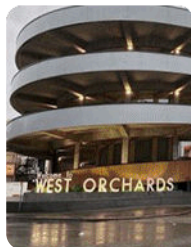
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km<sup>2</sup>

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.

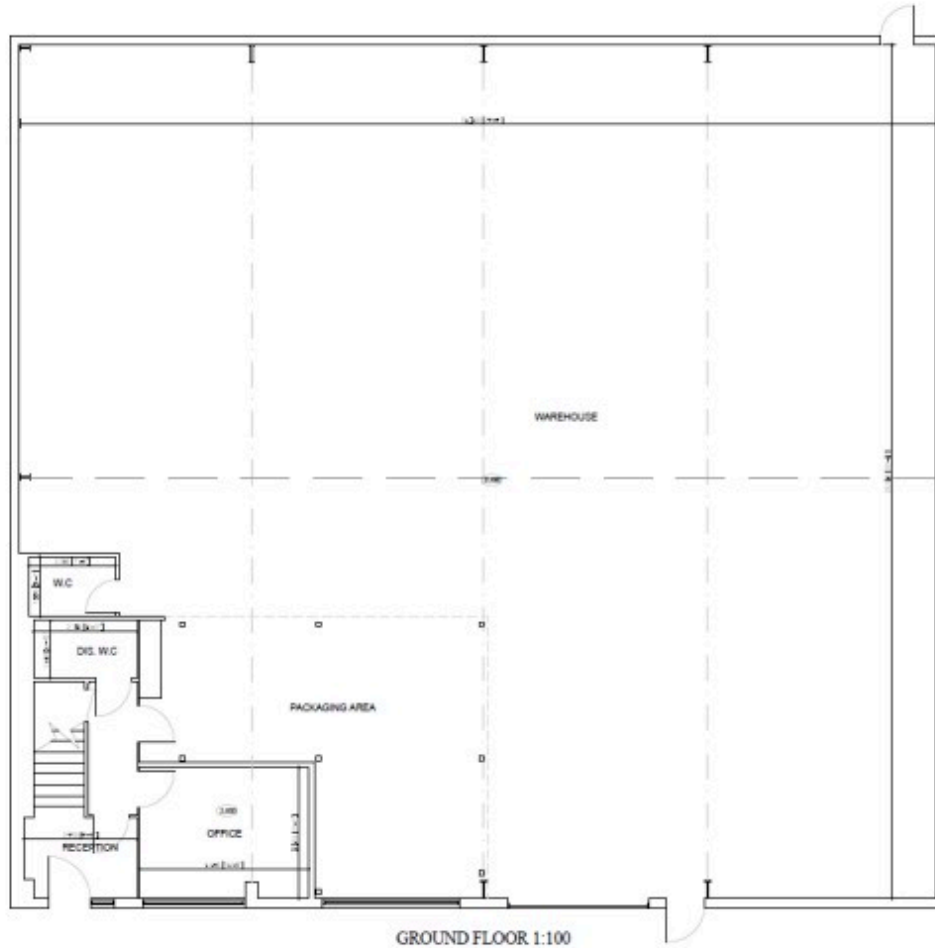


**GALLERY**



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FIRST FLOOR 1:100  
 GROUND FLOOR AREA - 527.7 sqm / 5,699 sq ft  
 FIRST FLOOR AREA - 85.9 sqm / 928.47 sq ft

Measured Survey For:			
UNIT 22, Spitfire Close, Coventry CV5 6UR			
Drawn: IDC	PRINT AJ	Job no W2021601	Dwg No. 01
W E N S L E Y & L A W Z			
116-118 Westminster Buildings, Wolgrove Road, Coventry, CV2 4ED			
024 76 211144			
PLEASE NOTE: Scale from dimensions only. All dimensions are to be checked on site prior to any works commencing			



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## ACCOMMODATION

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NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit	5,935	551.38	-	Available
1st	804	74.69	-	Available
<b>Total</b>	<b>6,739</b>	<b>626.07</b>		

## TERMS

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The premises are available on a new full repairing and insuring lease on terms to be agreed.

## RENT

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£64,000 per annum

## EPC

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C (71)

## BUSINESS RATES

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Rateable Value: £51,500

## ANTI MONEY LAUNDERING

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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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