

For Lease

Light Industrial



## Units 7 & 8

Hales Industrial Park, Rowleys Green Lane, Coventry  
CV6 6AT

**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichardy.com

📦 4,293 Sq Ft  
£ £32,500 Per Annum

## Key Features

- Accessible to J3 M6
- Adjacent to Ricoh Arena Stadium
- Close Proximity to Junction 3 of the M6
- Conveniently located on the A444
- LED lighting throughout



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## Location

The unit is located on Hales Industrial Park, Rowleys Green Road which is close to the Ricoh roundabout on the main A444 approximately 1 mile from Junction 3 M6 motorway. This location affords good access throughout the Coventry area and wider Midlands via the M6.

## Description

Of steel portal frame construction having sealed and painted concrete floor, brick and block walls, insulated roof incorporating translucent roof lights and an eaves height of 4m. Access is by way of an electrically operated roller shutter door. Internally there is LED lighting, office and WC facilities and staff amenity area. There is a good car parking area to the front of the unit. The roller shutter is 2.9m x 3.3m. Parking is designated to the front of the unit.

## Business Rates

Business Rates payable circa £8000.

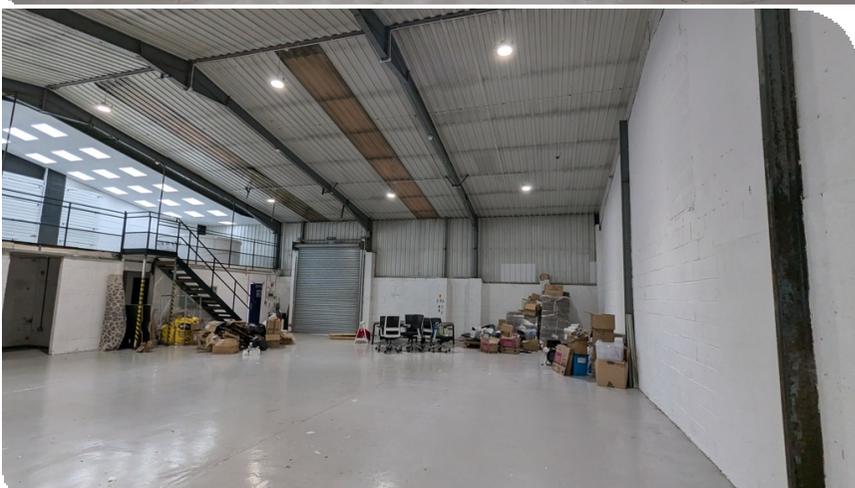
## Tenure

New Fully Repairing and Insuring Lease for a term of years to be negotiated.

## EPC

EPC D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0220-8990-0321-4940-9080>



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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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