

For Lease

Warehouse



Unit 18

Henley Industrial Park, Henley Road, Coventry CV2
1ST

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

19,472 Sq Ft
£115,000 Per Annum

Key Features

- Excellent industrial location
- Undergoing refurbishments
- New LED lighting to be installed
- Office space
- Popular estate



Unit 18, Henley Industrial Park, Henley Road,
Coventry, CV2 1ST



Location

Henley Road is well positioned in the North of Coventry only a short drive from junction 2 of the M6 and affords easy access to central Coventry also. The access is off Henley Road itself and the estate is already a thriving industrial centre with several other occupied units. The towns of Nuneaton, Warwick and Leamington are all nearby and the M6 connection permits connections to Birmingham and Rugby and beyond also. London and Manchester are both only 1.5 hours away in either direction from this location. Coventry Mainline station sits on the West Coast Mainline to afford national business connections also.

Description

This property comprises a two bay warehouse of steel portal frame construction. The unit is accessed via a roller shutter door to the right hand bay, and a pedestrian entrance into single storey offices, at the front of the left hand bay. The unit is to undergo refurbishment works to include brand new LED lighting throughout.

Business Rates

Rateable value: £98,000
Rates payable: £53,508 pa

Tenure

The property is available by way of a new 5 year lease.

EPC

E-124

VAT

This property is elected for VAT.



**Unit 18, Henley Industrial Park, Henley Road,
Coventry, CV2 1ST**



02476 308900



office@bromwichhardy.com

www.bromwichhardy.com

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



Service Charge

The current service charge is £3,915.84 + VAT per annum.

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.



Mark Booth

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

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



Unit 18, Henley Industrial Park, Henley Road,
Coventry, CV2 1ST

02476 308900 office@bromwichhardy.com www.bromwichhardy.com