

For Lease

Light Industrial



West Park

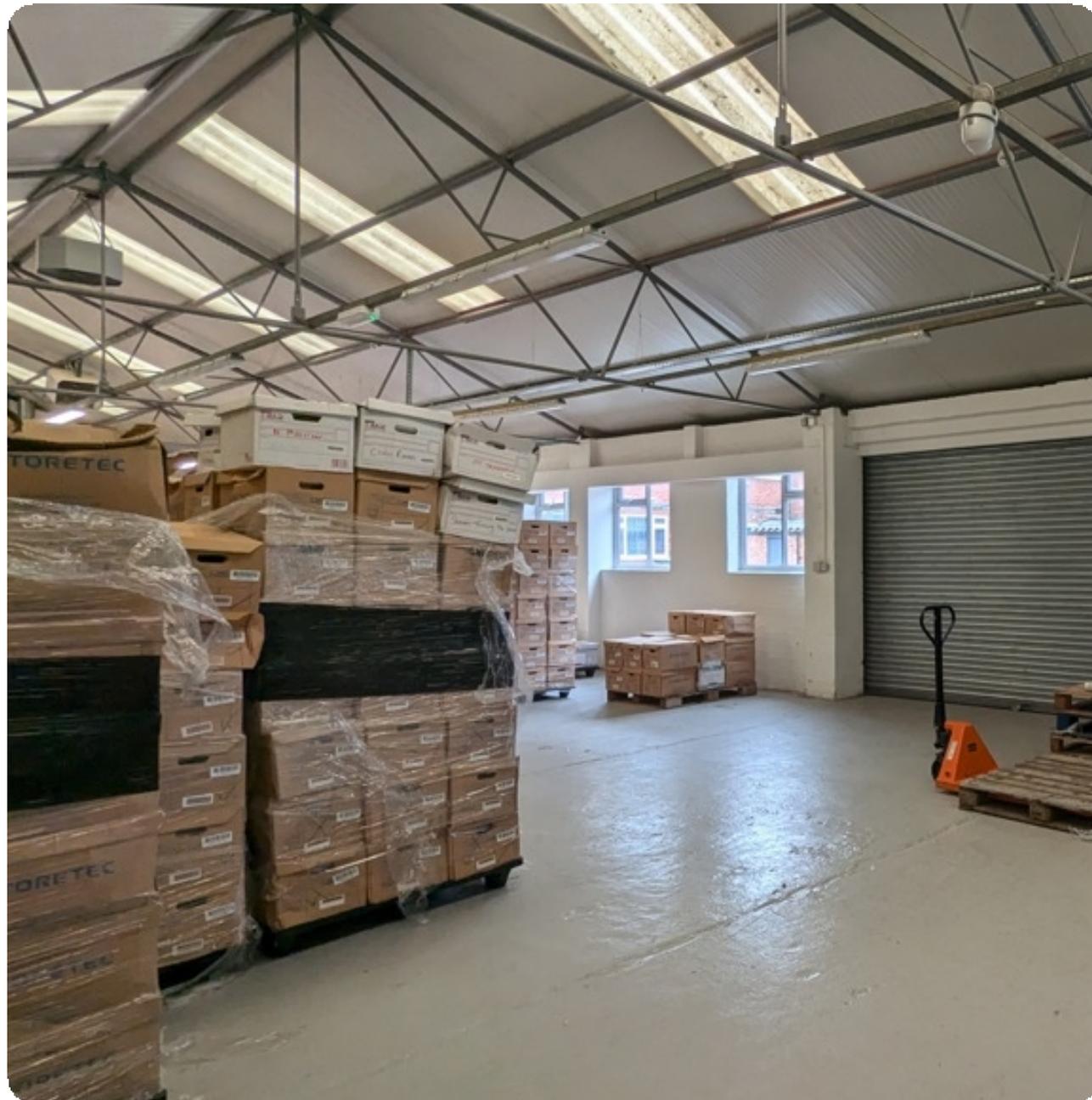
Unit 8, Torrington Avenue, Coventry CV4 9AP

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

3,071 Sq Ft
£24,500 Per Annum

Key Features

- Kitchen & W/C
- Secure Gates Site
- Ample On-Site Parking
- Serviced offices available on site if required
- Recently painted floors
- Water tight unit
- High security doors



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West Midlands, CV4 9AP



Location

Situated in a well-established industrial location to the west of Coventry City Centre. Excellent road links to the A45, A46, M40 and M42/M6. Canley Railway Station is within close proximity to the property.

Description

A single-storey workshop unit of brick elevations beneath a steel trussed roof, with a minimum eaves height of 3 metres. The unit is approx 37m x 10m. The roller door is 4m x 2.6m.

Accommodation

Area	Sq Ft	Sq M
Unit 8	3,071	285.3
Total	3,071	285.3

Tenure

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

EPC

Available upon request.

VAT

This property is registered for VAT (Value Added Tax).



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



Service Charge

Service charge is 0.80p psf = £2,456.80 PA
Insurance Feb 24 - Feb 25 - £3,203.39

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

02476 308 900
07806 767 073
caine.gilchrist@bromwichhardy.com



Charlie Glover

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

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