

WAREHOUSE/INDUSTRIAL UNIT

For lease

Unit 3A

Swallowgate Business Park,
Holbrook Lane, Coventry, CV6 4BL

9,719
sq ft


Swallowgate
BUSINESS PARK





Key features

- Ideally located 2.3 miles from J3 M6
- 3 level access doors
- Min eaves 7.15m, 10m to pitch
- Spacious yard/parking area

Accommodation

WAREHOUSE

GROUND FLOOR AND FIRST FLOOR OFFICES

9,719 sq ft
903 sq m



LOCATION

Swallowgate Business Park is located on Holbrook Lane, a well-established industrial location in Coventry. It is approximately 2.5 miles north of the City Centre and is 2.3 miles from Junction 3 of the M6, this in turn provides great access to the M1, M40, M42, M69 and M45 motorways. Notable occupiers nearby include Unipart, Dulux and Huws Gray. The Coventry Building Society Arena and Arena Park Shopping Centre are also in the local vicinity which provides great local amenities.

DESCRIPTION

The property comprises an end terrace industrial/warehouse unit of steel portal frame construction with a pitched, profile clad roof incorporating translucent roof lights. The unit benefits from an eaves height of c. 7m. Office accommodation is provided at ground and first floor levels, incorporating LED lighting. Externally there is a spacious concrete yard to the front.

TENURE

The property is available by way of a new lease for a term of years to be agreed.

EPC

D92

SERVICE CHARGE

Further information available upon request.

LEGAL COSTS

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

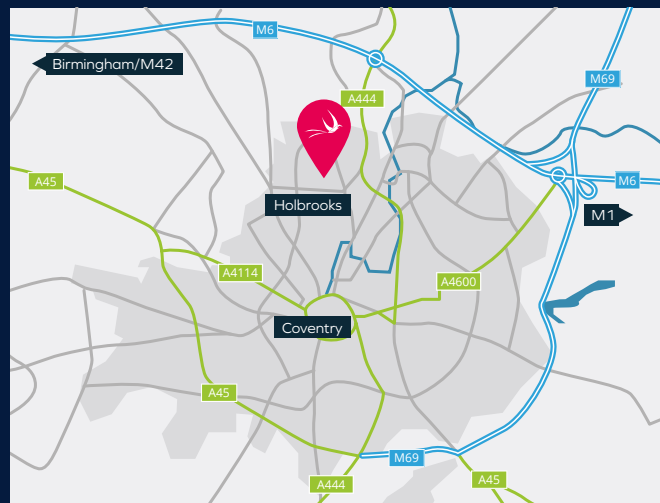
VIEWING

Strictly by appointment via the joint agents.

RENT PER ANNUM

Price on application.

LOCATION



For more information



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