

For Lease

Light Industrial

Unit 1 17 Lythalls Lane

Coventry, CV6 6FN

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 22,753 Sq Ft
£ £130,000 Per Annum

Key Features

- 340 kVA
- 40 Car Parking Spaces on site
- 4.5 meter eaves
- 16,933 Sq Ft Warehouse
- Central Heating System
- Great Location and secure site
- 3-tonn Crane
- 3-Phase Power



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Location

This property is strategically positioned near major motorways, including the M6, M69, and M1, offering excellent connectivity to Birmingham, Leicester, and the broader region. The area is well-served by local amenities and public transport, making it a convenient location for commuting and accessing nearby cities.

Description

Unit 1 comprises an industrial unit dating from the 1950s of steel portal frame construction. The warehouse is configured as two bays with a 3-tonn gantry crane, 4.5m eaves, 340 kVA three-phase power supply, gas-fired central heating and staff facilities. The single-story interconnecting block to the front provides reception and office accommodation and additional production and storage space. There are approximately 40 onsite car parking spaces to the front of the property and the detached building has a one-way vehicle system around the site.

Business Rates

To be assessed.

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/0698-2236-4030-8400-5603>

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

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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