

For Lease

Warehouse with large secure yard and offices



Unit C1 Grovelands Industrial Estate

Longford Road, Exhall, Coventry CV7 9ND

**BROMWICH
HARDY**
024 7630 8900
www.bromwichhardy.com

📦 26,329 Sq Ft
💷 £197,500 Per Annum

Key Features

- High quality warehouse
- Large secure yard and parking
- Prime industrial location
- Half a mile from the M6
- LED lighting

FF Office
2,254 sq ft

GF Office
2,400 sq ft

Warehouse
21,675 sq ft

**Unit C1 Grovelands Industrial Estate, Longford
Road, Exhall, Coventry, CV7 9ND**



Location

Grovelands Industrial Estate is located on Longford Road, just 0.5 miles from Junction 3 of the M6. Exhall is Coventry's prime industrial location, with Bayton Road Industrial Estate less than a 1 minute drive away. Coventry itself benefits from excellent connectivity. In addition to the M6, the M40 and M1 are all easily accessible.

Description

Unit C1 comprises a high quality warehouse unit of steel portal frame construction and adjoining two storey office building. The warehouse benefits from two electric roller shutter doors, LED lighting, gas blower heaters and minimum eaves of 6.55m. The offices provide a mix of open plan and cellular rooms with LED lighting, gas central heating, kitchen and WC facilities.

Unit C1 also provides a large secure yard of approximately 37 x 27 metres.

Accommodation

Area	Sq Ft	Sq M
Warehouse	21,675	2,013.61
Ground Floor Offices	2,400	222.96
First Floor Offices	2,254	209.4
Total	26,329	2,445.96

Business Rates

This property has a rateable value of £145,000.

Tenure

Available by way of a new full repairing and insuring lease on terms to be agreed.

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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.
To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved 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

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Tom Bromwich

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

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