

For Lease

Warehouse



## Units 21 & 21A

Henley Industrial Park, Henley Road, Coventry CV2  
1ST

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

13,829 - 29,386 Sq Ft  
£55,500 Per Annum



## Key Features

- ▶ Excellent industrial location
- ▶ Office space
- ▶ Popular estate



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## 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

Units 21 & 21a comprise two adjoining warehouse units of steel portal frame construction. Both units benefit from electric roller shutter doors and ancillary office accommodation.

## Accommodation

Area	Sq Ft	Sq M
21	13,829	1,284.71
21A	15,557	1,445.25
<b>Total</b>	<b>29,386</b>	<b>2,729.96</b>

## Tenure

The units are available together or separately, by way of new leases to March 2027 at rents of £4psf.

## EPC

Unit 21: D95  
Unit 21a: TBC

## VAT

This property is elected for VAT.

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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

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