

For Lease

Light Industrial



Chainworks

15 The Arches Industrial Estate, Spon End Coventry
CV1 3JQ

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 7,396 - 14,792 Sq Ft
£ £59,168 - £118,336 Per Annum

Key Features

- Well established industrial estate
- Great central location
- Suitable for a variety of uses such as office space, retail, indoor sports, day nursery, light industrial and more
- Parking Included
- Gas Central Heating
- W/C included on both floors
- Available as a whole or floor by floor



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Location

The Arches Industrial Estate is a popular and established location for a wide variety of businesses and is situated in central Coventry, just two minutes from junction 7 of the city centre ring road and less than 1 mile from Coventry Station. The estate is also close to the Alvis and Central Six retail parks as well as the Skydome Centre. Additionally the office building is rated as a class E unit so has a wide range of uses available.

Description

Chainworks is a brick built 14,792 square foot two-storey former office building, set within the well known and established Arches Industrial Estate business park location. Local occupiers include Nissan, National Tyres and Autocare Coventry Rugby Club. Parking is included at the front of the unit. The former office building is currently compartmentalized, however partitions can be removed to create larger open plan rooms.

Use / Planning

The property has most recently been used as offices which falls under Class E. There is permitted change within Class E to uses including office space, retail, indoor sports, creche / day nursery, light industrial and more, but excluding takeaways, pubs or drinking establishments.

Potential users must make their own enquiries into planning uses via Coventry City Council.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	7,396	687.09
First Floor	7,396	687.09
Total	14,792	1,374.18

Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

EPC

Available upon request.

VAT

The property is not 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. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

Corporate structure and ownership details;
Identification and verification of ultimate beneficial owners;

Satisfactory proof of the source of funds for the

Buyers/ funders/lessee

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Charlie Glover

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

024 7630 8900

charlie.glover@bromwichhardy.com



David Penn

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

02476 308 900

07771 774 640

david.penn@bromwichhardy.com

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