

For Lease

Light Industrial



**BROMWICH**  
**ARDY**  
024 7630 8900  
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## Unit 8

Maguire Industrial Estate, 219 Torrington Avenue,  
Coventry CV4 9HN

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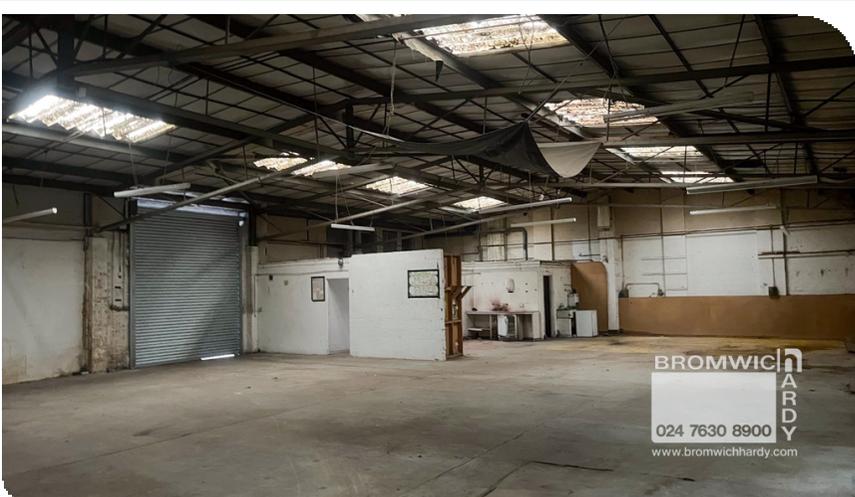
📦 4,844 Sq Ft  
£ £31,486 Per Annum

## Key Features

- Established Industrial Park
- Easily Accessible via public transport links
- Office Area
- W/C and Kitchen
- 4m Eave Height
- New Roller Shutter
- New Sky Lights



**Unit 8, Maguire Industrial Estate, 219 Torrington Avenue, Coventry, West Midlands, CV4 9HN**



## Location

3.7 miles from Coventry City Centre and ring road. 0.8 miles from the A45, 6.3 miles from the A452. With close proximity to Screwfix, Costco Coventry, Pace Petrol Station & Public transport links along Torrington Ave.

## Description

Corner warehouse for lease with new roller shutter and skylights. The property benefits from three-phase electrics, gas and water supply. The property has W/C and kitchen facility as well as small offices on the front. The internal eave height is 4m. The overall size is 30m x 15m with parking at the front of the unit.

## Tenure

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

## EPC

EPC E  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9868-3033-0117-0800-5495>

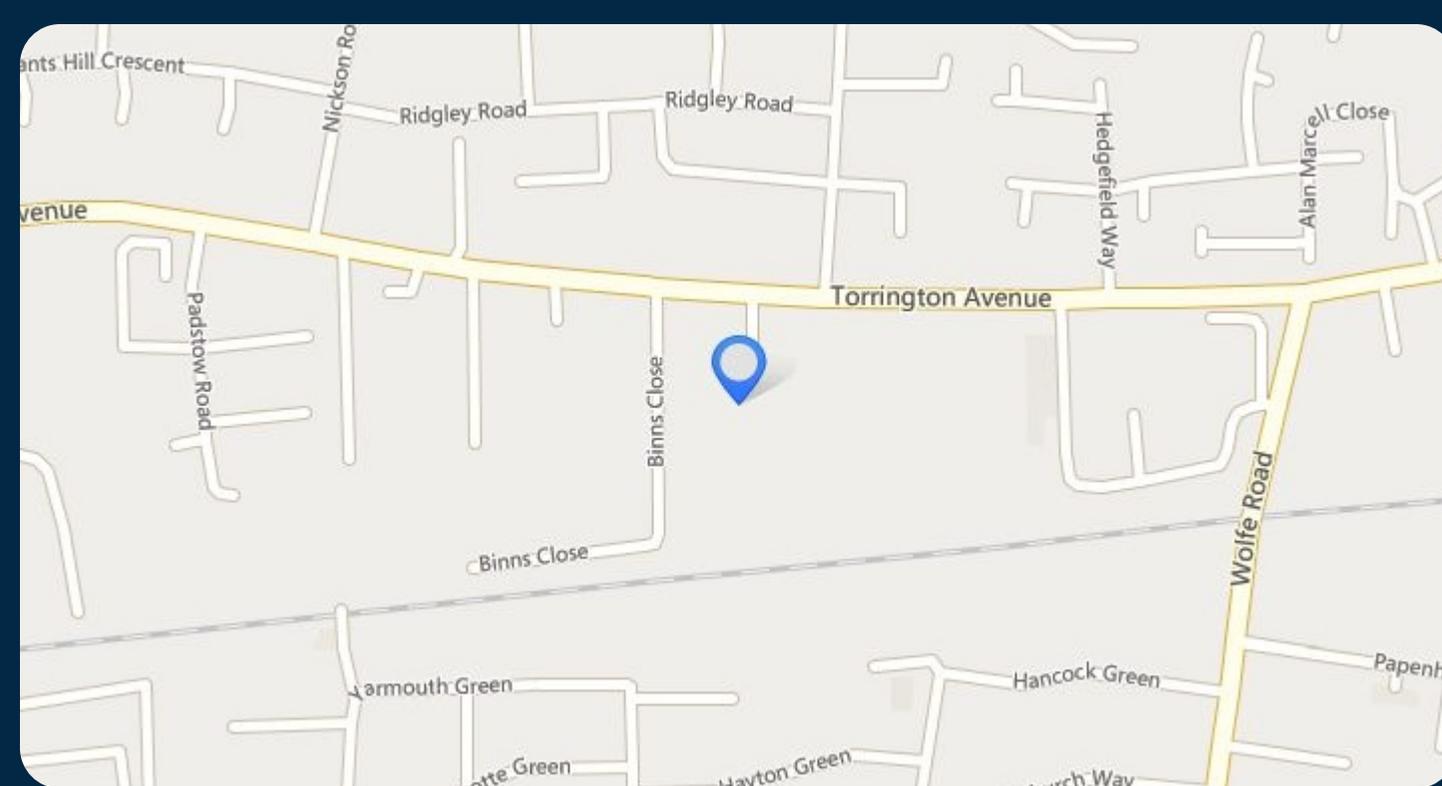
## VAT

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.



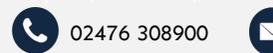
### Service Charge

Further information available upon request.

### Legal Costs

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



#### Caine Gilchrist

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

**02476 308 900**  
**07806 767 073**  
[caine.gilchrist@bromwichhardy.com](mailto:caine.gilchrist@bromwichhardy.com)



#### Charlie Glover

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

**024 7630 8900**  
[charlie.glover@bromwichhardy.com](mailto:charlie.glover@bromwichhardy.com)

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