

**For Lease**

**Light Industrial**



## Unit 5

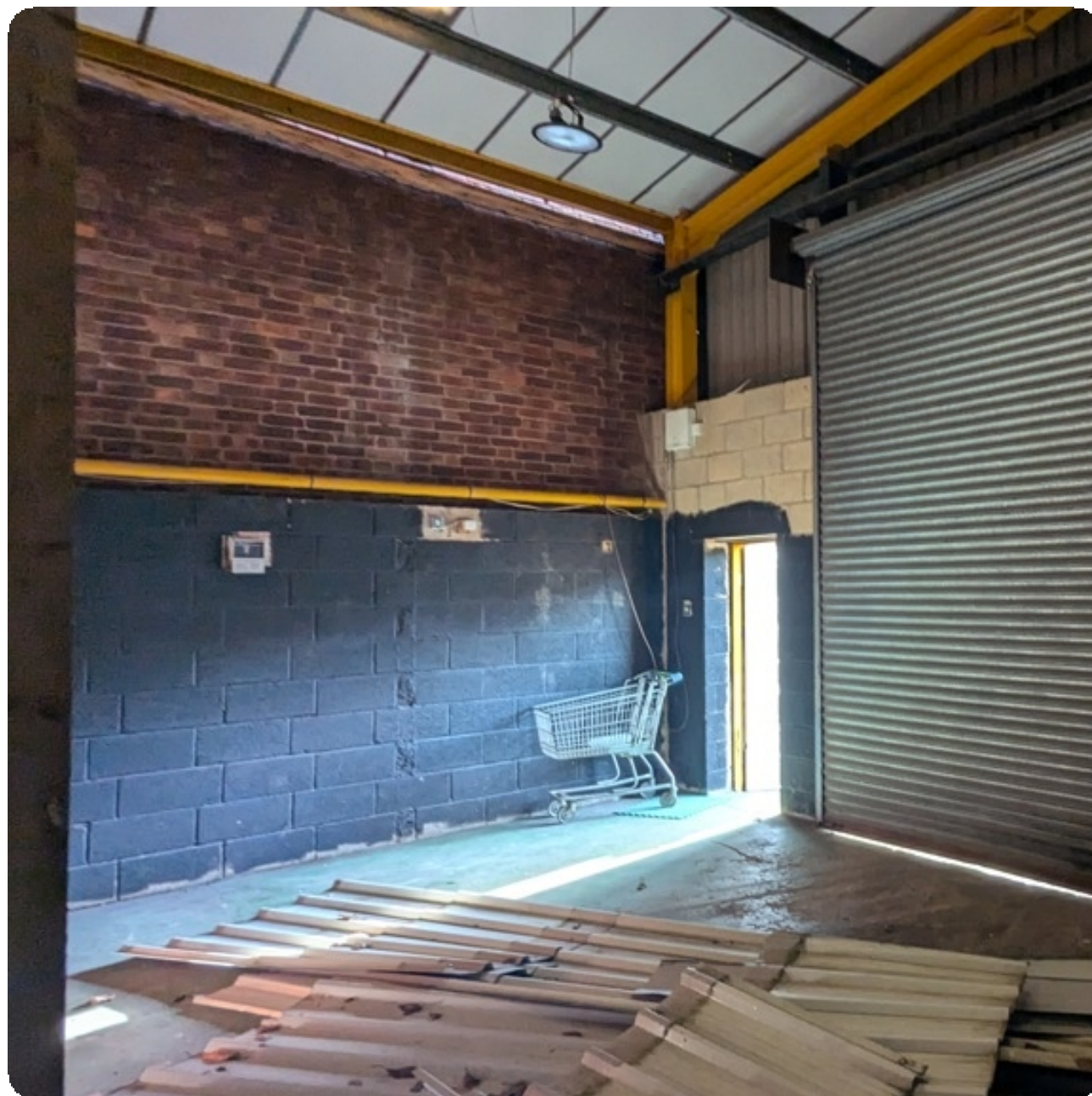
Burnsall Road, Coventry CV5 6BU

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

3,178 Sq Ft  
£14,375 Per Annum

## Key Features

- **Self-Contained:** The property is self-contained, though not detached, ensuring privacy for operations.
- **Access:** Convenient access off Burnsall Road, with a forecourt at the front for loading/unloading or parking.
- **Amenities:** The unit is equipped with a toilet block and a kitchenette for convenience.
- **3 miles from Coventry city center and close to major transport links, including the A45**
- **No Car Trade**
- **Large Roller Shutter Door:** Provides easy access for deliveries and loading/unloading.
- **Generous Ceiling Height:** Ideal for racking, storage, or machinery setup.



Unit 5, Burnsall Road, Coventry, CV5 6BU



Location

Unit 5, Burnsall Road, Coventry, CV5 6BU, is conveniently situated within the well-established industrial area of Burnsall Road. The location benefits from excellent connectivity, just 3 miles from Coventry city center and close to major transport links, including the A45, which provides easy access to the M6, M42, and M69 motorways, ensuring seamless regional and national travel.

Description

A versatile industrial unit of block and steel construction with a corrugated roof, offering excellent space for storage or workshop use (not suitable for car trade). Includes a mezzanine level spanning 1,338 sq. ft., providing additional working or storage space. The unit is equipped with a toilet block and a kitchenette for convenience. Convenient access off Burnsall Road, with a forecourt at the front for loading/unloading or parking. The property is self-contained, though not detached, ensuring privacy for operations. This unit is ideal for businesses seeking functional, secure space for industrial or storage purposes. Contact us today for more details or to arrange a viewing.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	1,840	170.94
Mezzanine	1,333.8	123.91
Total	3,178	295.24

Tenure

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

EPC

Available upon request.

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.



## 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

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com

### Rob Lord

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

02476 308 900

07385 663 147

rob.lord@bromwichhardy.com



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