

For Lease

Light Industrial



Central City Unit 5

Red Lane, Coventry CV6 5RY

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

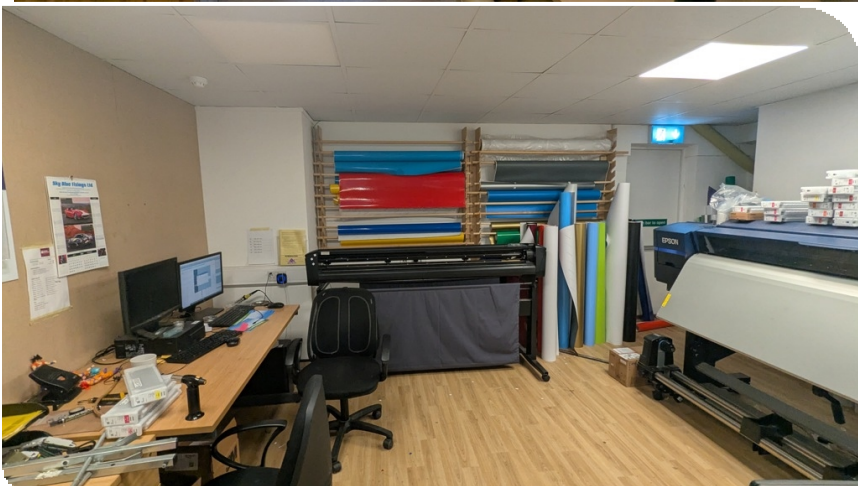
📦 2,830 Sq Ft
£ £36,790 Per Annum

Key Features

- Popular well located industrial estate
- 6m eaves, three phase power, gas blow heater to warehouse, kitchen facilities
- Ample loading yard area and allocated parking
- Fenced and Gated
- Underfloor boxing



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Location

Central City Industrial Estate is located in close proximity to Coventry city centre (0.5 miles to the south west) and provides excellent access to the motorway network via the A444 (Phoenix Way) dual carriageway. In turn this provides easy access to the M6 junction 3 (3.5 miles to the north east) and all other major networks.

Description

The unit is of steel portal frame construction with brick walls and profile sheet cladding. The unit comprises large ground floor warehouse area with kitchen, bathroom facilities, and downstairs office rooms. A steel stairwell leads up to two good sized office spaces directly above accessed via the warehouse. The unit also benefits from gas blow heater and manually operated steel roller shutter door and an eaves height of 6m. Externally there is an ample loading area along with allocated parking for 3 cars.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	2,348	218.13
First Floor Offices	482	44.78
Total	2,830	262.91

Business Rates

Current Rateable Value: £17,000

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/13653502000>

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

EPC

EPC - E

<https://find-energy-certificate.service.gov.uk/energy-certificate/2632-3026-0907-0100-5625>

VAT

This property is registered for VAT (Value Added Tax).

Central City Unit 5, Red Lane, Coventry, CV6 5RY

With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

£2782.31+VAT for communal costs and maintenance.

Legal Costs

Each party to bear their own legal costs incurred in the transaction

Viewing

Strictly by appointment with Bromwich Hardy



Caine Gilchrist

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

02476 308 900

07806 767 073

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Rob Lord

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