

**Mileway**

# Colliery Lane Industrial Estate Coventry

Available to Let  
Warehouse  
10,764 sq ft



- Undergoing full refurbishment
- 6m Eaves height
- Excellent location
- Good parking and yard
- Self-contained premises
- Potential for trade use

# Colliery Lane Industrial Estate

Exhall Coventry CV7 9NW



## Description

Located in a well-established industrial area, Unit 13/14 Colliery Lane measures 10,764 sq ft and features a durable steel portal frame construction with a blend of brick and profiled clad elevations. This property provides ample space and height, making it ideal for storage, manufacturing, or distribution purposes. It includes convenient parking at the front and easy access via a roller shutter to the rear with shared open yard space.

## Location

The unit is located less than a mile from the M6 and A444, proving great connections to the M69 and A46 and the national motorway network. The property is situated on the extensive and highly popular Bayton Road industrial estate at Colliery Lane approximately 5 miles North of Coventry town centre and approximately 20 miles from the centre of Birmingham.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

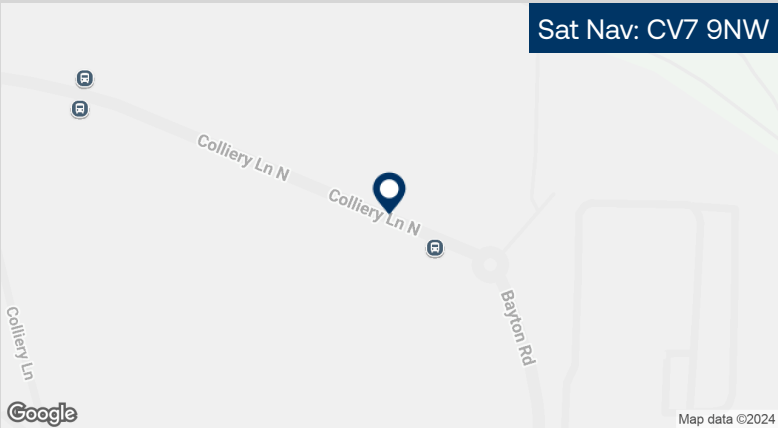
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 13 & 14	Warehouse	10,764	Immediately
Total		10,764	

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