

WAREHOUSE/INDUSTRIAL UNIT

# For lease

## Unit 1

Swallowgate Business Park,  
Holbrook Lane, Coventry, CV6 4BL

23,398  
sq ft

  
**Swallowgate**  
BUSINESS PARK





## Key features

- Ideally located 2.3 miles from J3 M6
- Excellent yard space
- Two level access doors
- 8m to minimum eaves
- High bay warehouse lighting
- Good quality office accommodation

## Accommodation

### GROUND FLOOR WAREHOUSE AND OFFICES

21,088 sq ft  
1,959.08 sq m

### FIRST FLOOR OFFICES

2,310 sq ft  
214.6 sq m

### TOTAL

23,398 sq ft  
2,173.67 sq m



### LOCATION

Unit 1 Swallowgate Business Park is located on Holbrook Lane, a well-established industrial location in Coventry. It is approximately 2.5 miles north of the City Centre and is 2.3 miles from Junction 3 of the M6, this in turn provides great access to the M1, M40, M42, M69 and M45 motorways. Notable occupiers nearby include Unipart, Dulux and Huws Gray. The Coventry Building Society Arena and Arena Park Shopping Centre are also in the local vicinity which provides great local amenities.

### DESCRIPTION

Unit 1 Swallowgate Business Park is ideally located just 2.3 miles from Junction 3 of the M6 and represents a rare opportunity to acquire good quality secondary light industrial warehousing in Coventry. The unit is of steel portal framed construction with part brickwork and part insulated composite cladding elevations. It is surmounted by an insulated pitched roof with a minimum eaves height of 8m rising to 11m at the pitch. The warehouse is accessible via two level access doors and benefits from good natural light as well as a comprehensive high bay lighting system.

The rear concrete surfaced yard provides excellent loading capacity. To the front elevation the building contains good quality office accommodation at first floor level with a mixture of meeting room and open place space. The undercroft has been fitted out to include a canteen, reception, WC facilities, changing room and offices. The building also benefits from it's own car park.

## TENURE

The property is available by way of a new lease for a term of years to be agreed.

## EPC

C-60

## SERVICE CHARGE

Further information available upon request.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment via the joint agents.

## RENT PER ANNUM

Price on application.

## LOCATION



## For more information



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