

For Lease

Warehouse



Unit E Grovelands Industrial Estate

Longford Road, Exhall, Coventry CV7 9ND

BROMWICH
ARDY

024 7630 8900

www.bromwichhardy.com

7,190 Sq Ft
£61,500 Per Annum

Key Features

- ▶ High quality warehouse
- ▶ Spacious yard / parking area
- ▶ Prime industrial location
- ▶ Half a mile from the M6
- ▶ EPC B



Unit E Grovelands Industrial Estate, Longford Road, Exhall, Coventry, CV7 9ND



Location

Grovelands Industrial Estate is located on Longford Road, just 0.5 miles from Junction 3 of the M6. Exhall is Coventry's prime industrial location, with Bayton Road Industrial Estate less than a 1 minute drive away. Coventry itself benefits from excellent connectivity. In addition to the M6, the M40 and M1 are all easily accessible.

Description

Unit E comprises a high quality warehouse unit of steel portal frame construction. To the front of the building is an open plan office with various meeting rooms, making up approximately 25% of the unit. The property benefits from an electric roller shutter, LED lighting, gas heating, male, female and accessible WCs. The unit has a minimum height to eaves of 5.4m and height to pitch of 6.98m.

Business Rates

This property has a rateable value of £39,000.

Tenure

Available by way of a new full repairing and insuring lease on terms to be agreed.

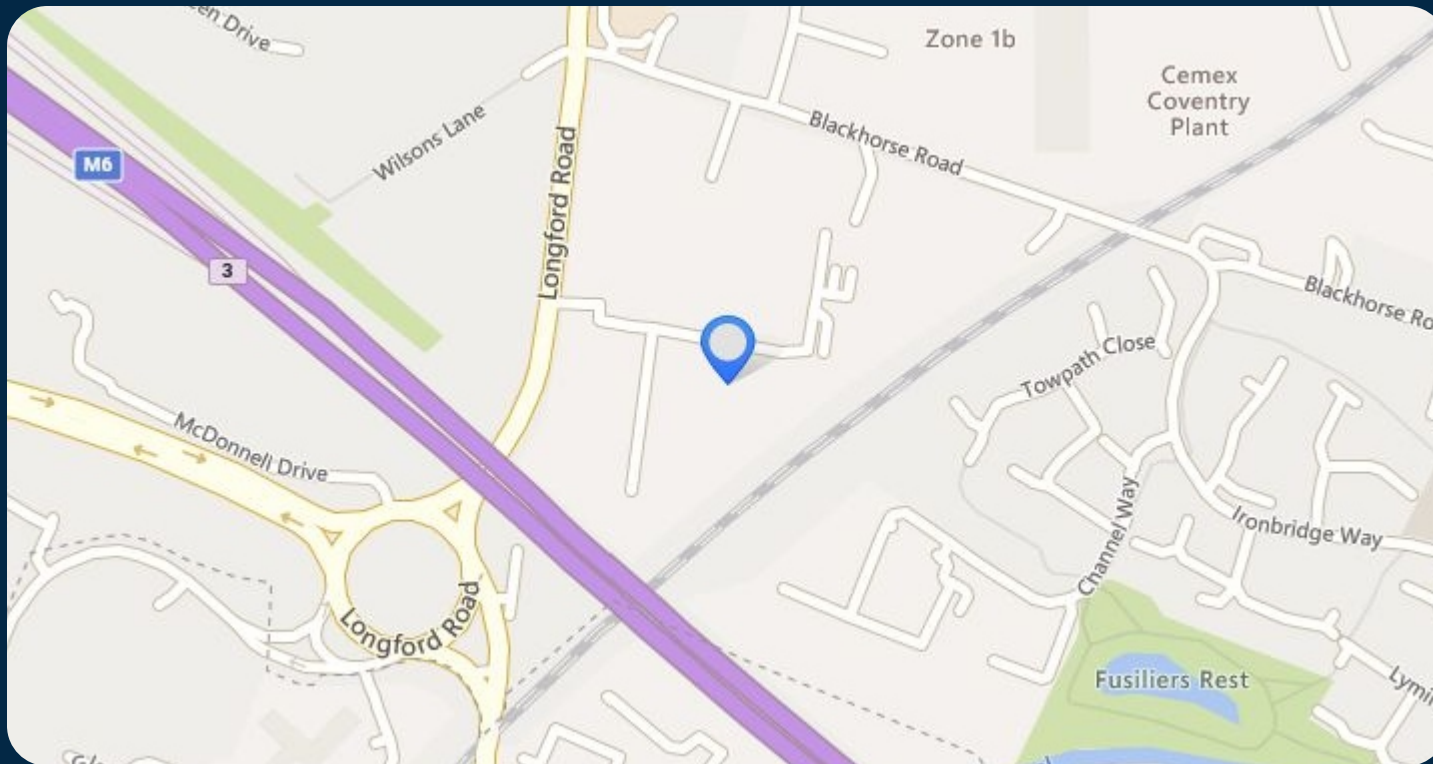
EPC

B50



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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.



Mark Booth

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

02476 308 900
07497 150 632
mark.booth@bromwichhardy.com



Tom Bromwich

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

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tom.bromwich@bromwichhardy.com

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