

For Lease

Warehouse



## Unit 18

Henley Industrial Park, Henley Road, Coventry CV2  
1ST

**BROMWICH**  
**HARDY**  
024 7630 8900  
www.bromwichhardy.com

📦 19,472 Sq Ft  
£ £118,000 Per Annum

## Key Features

- ▶ Excellent industrial location
- ▶ Undergoing refurbishments
- ▶ New LED lighting to be installed
- ▶ Office space
- ▶ Popular estate



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### Location

Henley Road is well positioned in the North of Coventry only a short drive from junction 2 of the M6 and affords easy access to central Coventry also. The access is off Henley Road itself and the estate is already a thriving industrial centre with several other occupied units. The towns of Nuneaton, Warwick and Leamington are all nearby and the M6 connection permits connections to Birmingham and Rugby and beyond also. London and Manchester are both only 1.5 hours away in either direction from this location. Coventry Mainline station sits on the West Coast Mainline to afford national business connections also.

### Description

This property comprises a two bay warehouse of steel portal frame construction. The unit is accessed via a roller shutter door to the right hand bay, and a pedestrian entrance into single storey offices, at the front of the left hand bay. The unit is to undergo refurbishment works to include brand new LED lighting throughout.

### Business Rates

Rateable value: £98,000  
Rates payable: £53,508 pa

### Tenure

The property is available by way of a new 5 year lease.

### EPC

E-124

### VAT

This property is elected for VAT.

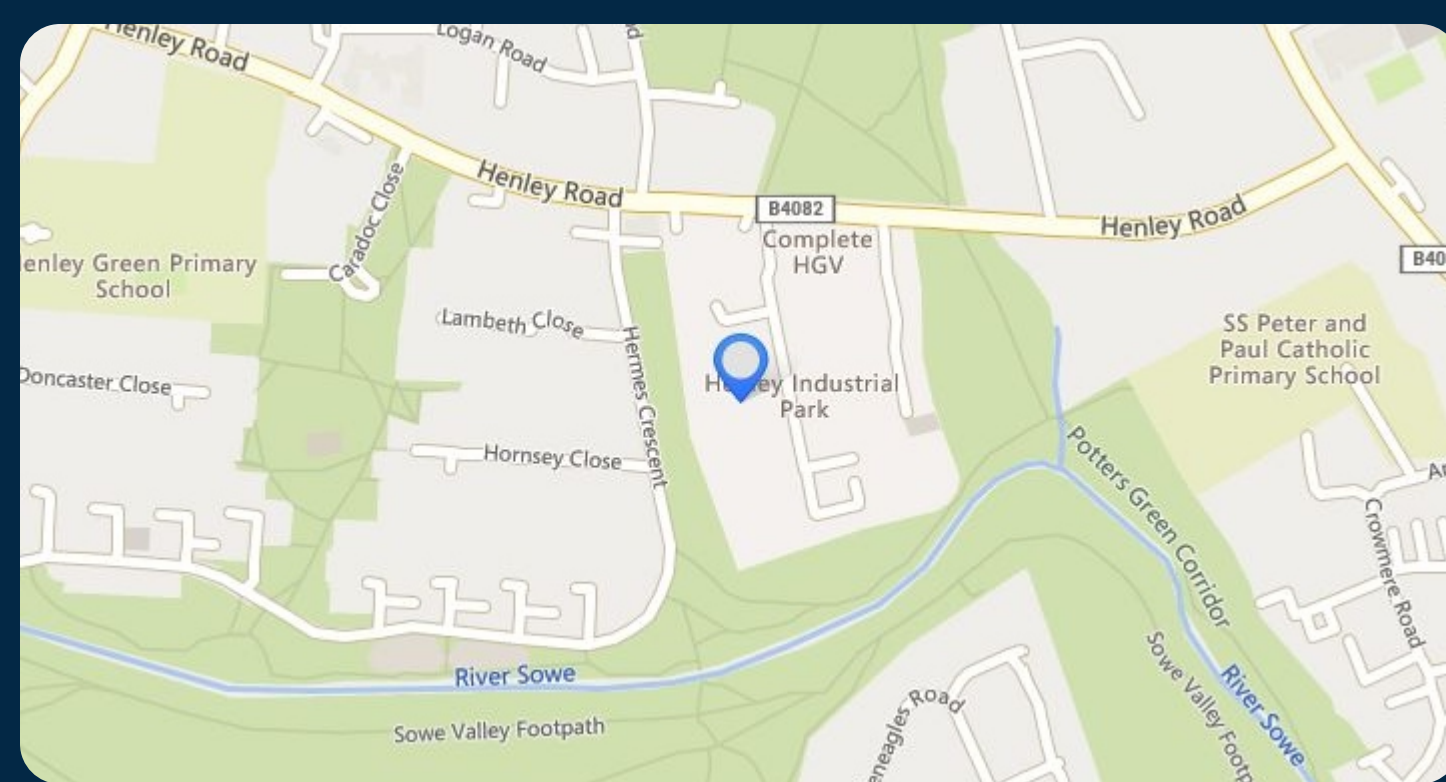


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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



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### Service Charge

The current service charge is £3,915.84 + VAT per annum.

### 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.



### 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



02476 308900

office@bromwichhardy.com

www.bromwichhardy.com