

For Lease

Light Industrial



## West Park

Unit 8, Torrington Avenue, Coventry CV4 9AP

**BROMWICH**  
**HARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

3,071 Sq Ft  
£24,500 Per Annum

## Key Features

- Kitchen & W/C
- Secure Gates Site
- Ample On-Site Parking
- Serviced offices available on site if required
- Recently painted floors
- Water tight unit
- High security doors



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## Location

Situated in a well-established industrial location to the west of Coventry City Centre. Excellent road links to the A45, A46, M40 and M42/M6. Canley Railway Station is within close proximity to the property.

## Description

A single-storey workshop unit of brick elevations beneath a steel trussed roof, with a minimum eaves height of 3 metres. The unit is approx 37m x 10m. The roller door is 4m x 2.6m.

## Accommodation

Area	Sq Ft	Sq M
Unit 8	3,071	285.3
<b>Total</b>	<b>3,071</b>	<b>285.3</b>

## Tenure

New Fully Repairing and Insuring Lease for a term of years to be negotiated.

## EPC

Available upon request.

## VAT

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



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



### Service Charge

Currently 0.80p per sq ft.

### 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.



#### Caine Gilchrist

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

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#### Charlie Glover

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

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