



ROBINS & DAY CITROEN, HERALD AVENUE, COVENTRY CV5 6UB  
HIGHLY PROMINENT ROADSIDE OPPORTUNITY  
31,597 SQ FT DETACHED CAR SHOWROOM ON A 2.85 ACRE SITE  
TO LET

[geraldeve.com](http://geraldeve.com)

# DRAFT



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## Location

The property is located in Coventry the heart of the UK, the second largest city in the West Midlands.

The property is situated adjacent to the A45, on the southwestern side of Coventry. The A45 offers excellent access to the M6, M6 Toll, M40, M42, M45, M1, and M69 motorways.

## Schedule of accommodation

Description	Area (sq m)	Area (sq ft)
Ground – Workshop	1,089.4	11,726
Ground – Under Mezz	283.8	3,055
Ground – Showroom	684.3	7,366
Ground – Office	53.6	578
Ground – Office	51.5	554
First Floor – Office	406.2	4,372
First Floor – Staff Room	48.8	525
Mezzanine – Storage	273.3	2,942
Mezzanine – Storage	44.5	479
<b>Overall Total</b>	<b>2,935.4</b>	<b>31,597</b>

\*VOA areas

**Site Area – c. 2.85 acres**

## Business Rates

Description – Car Showroom and Premises  
Rateable Value - £270,000 (2017)

## EPC

The property has an EPC certificate rating – C55

## Specification

Property benefits from the following features and specification:

- Steel Portal Frame
- Eaves height 6.35m
- Loading doors on 2 elevations
- 8 roller shutter doors
- 360 access
- LED Lighting
- Vehicle wash area
- Extensive car parking

## Terms

Property available by way of an Assignment or Sub letting of the Head Lease expiring 31<sup>st</sup> July 2027.

Alternatively, a direct new lease may be available via negotiation.

## Rent

On application

## Viewing

By appointment through the sole agents, Gerald Eve LLP.

**George Bassi**

Tel. +44 (0)121 616 4827  
gbassi@geraldve.com

**Jon Ryan-Gill**

Tel. +44 (0)121 616 4803  
jryan-gill@geraldve.com



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