

# OPENING DOORS SINCE 1843



**Industrial**  
3 Proposed New  
Business Units



**Area**  
From 353.96 sq m -  
1,129.98 sq m



**Offering**  
Available Individually or in  
Multiples



**Planning**  
Potential Trade Counter  
Use



**Location**  
Easily Accessed off  
North-South Road

## TO LET

Leofric House, Waterman Road, Coventry CV6 5TP

## Location:

The proposed new units form part of an established industrial estate fronting directly onto Waterman Road in the Stoke Heath/Edgwick district of Coventry and are easily accessed off the A444 North South Road (Jimmy Hill Way) approximately 2½ miles north east of Coventry city centre.

The M6 Motorway at Junction 3 is also easily accessed via the A444 and is approximately 4 miles distant.

## Description:

The offering comprises 3 proposed new industrial/warehouse units still to be built providing for a potential trade/counter counter use and now available to reserve on an Agreement for Lease basis, either individually, as a pair or otherwise as a whole (with sizes ranging from 353.96 sq m (3810 sq ft) to 1129.98 sq m (12,163 sq ft).

The proposed new units are to be built to a 7.58m (24'10") eaves height providing ample scope for mezzanine provision with each unit having a 4.10m (13'6") tall roller shutter door for access and with a single office, kitchen and disabled wc installed in each unit. In addition there is a dedicated trade counter area within Unit 2 with potential for similar within Units 1 and 3.

Ample staff / customer parking will also be available on site.

Approved drawings and drawings for a potential alternative design are available to view by clicking on the Planning Information link below.

## Floor Area:

	AREA SQFT	AREA SQM
Unit 1	3,810.00	353.96
Unit 2	4,467.00	415.00
Unit 3	3,886.00	361.02
<b>TOTAL</b>	<b>12,163.00</b>	<b>1,129.98</b>

## Services:

Mains, water, drainage and electricity, both single and three phase are to be connected.

## Rateable Value:

To be assessed.

## Terms & Service Charge:

The new units to be built are available individually, as a pair or alternatively as a whole on proposed new full repairing and insuring leases with a minimum 6 year term proposed in each case (with longer leases available if required) and subject to a 3 year rent review.

The quoted rent is £11.00 per sq ft.

In addition to the rent a service charge will also be levied towards common estate maintenance costs.

## VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT which will be payable on the rent in this case.

## Legal Costs:

Both parties are to be responsible for their own legal fees in this case.

## Property Documents:

Property Plan: [Click here](#)

EPC:

Planning Information: [Click here](#)

Video Link:

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

