



TO LET

# Terrace Warehouse Premises 5,115 sq. ft (476 sq. m)

Unit 3B, Swallowgate Business Park, Holbrook Lane , CV6 4BL



**5,115 sq ft (476 sq m)**

### Property Highlights

- Ideally Located 2.3 miles from J3 M6
- One Level Access Door
- 8m Eaves
- First Floor Office Accommodation
- 6 Parking Spaces
- Available by way of a new lease

For more information, please contact:

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## Location

Swallow Gate Business Park is located on Holbrook Lane, a well-established industrial location in Coventry. It is approximately 2.5 miles north of the City Centre and is 2.3 miles from Junction 3 of the M6, this in turn provides great access to the M1, M40, M42, M69 and M45 motorways. Notable occupiers nearby include Unipart, Dulux and Huws Gray. The Coventry Building Society Arena and Arena Park Shopping Centre are also in the local vicinity which provides great local amenities.

## Description

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with a pitched, profile clad roof incorporating translucent roof lights.

The unit benefits from an eaves height of c. 8m.

Office accommodation is provided at first floor level, incorporating LED lighting.

Externally there is a concrete yard to the front providing demised parking for 6 cars.

## Accommodation

Description	Sq M	Sq Ft
Warehouse	370	3,982.6
GF Ancillary	24.5	264.3
FF Office	81.66	868.86
<b>Total GIA</b>	<b>476.16</b>	<b>5,155.76</b>

## Tenure

The property is available by way of a new lease for a term of years to be agreed

## Rental

POA

## EPC

E: 110

## Service Charge

There is a service charge payable on the estate, with unit 3B being responsible for:

£ TBC

## Business Rates

Rateable Value (2023) £37,250

## Planning

We understand the premises are located within the local plan as an area of employment land and therefore qualify for E(g), B2 or B8 uses. All parties are advised to contact the local planning authority in relation to planning enquiries.

## Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## Viewings

Strictly by appointment with the sole agent, Cushman & Wakefield:

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**CUSHMAN &  
WAKEFIELD**

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Particulars prepared January 2024  
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