

# TORRINGTON 72

Torrington Avenue, Coventry, CV4 9HP

TO LET

WAREHOUSE/  
DISTRIBUTION UNIT

72,494 SQ FT  
(6,735 SQ M)



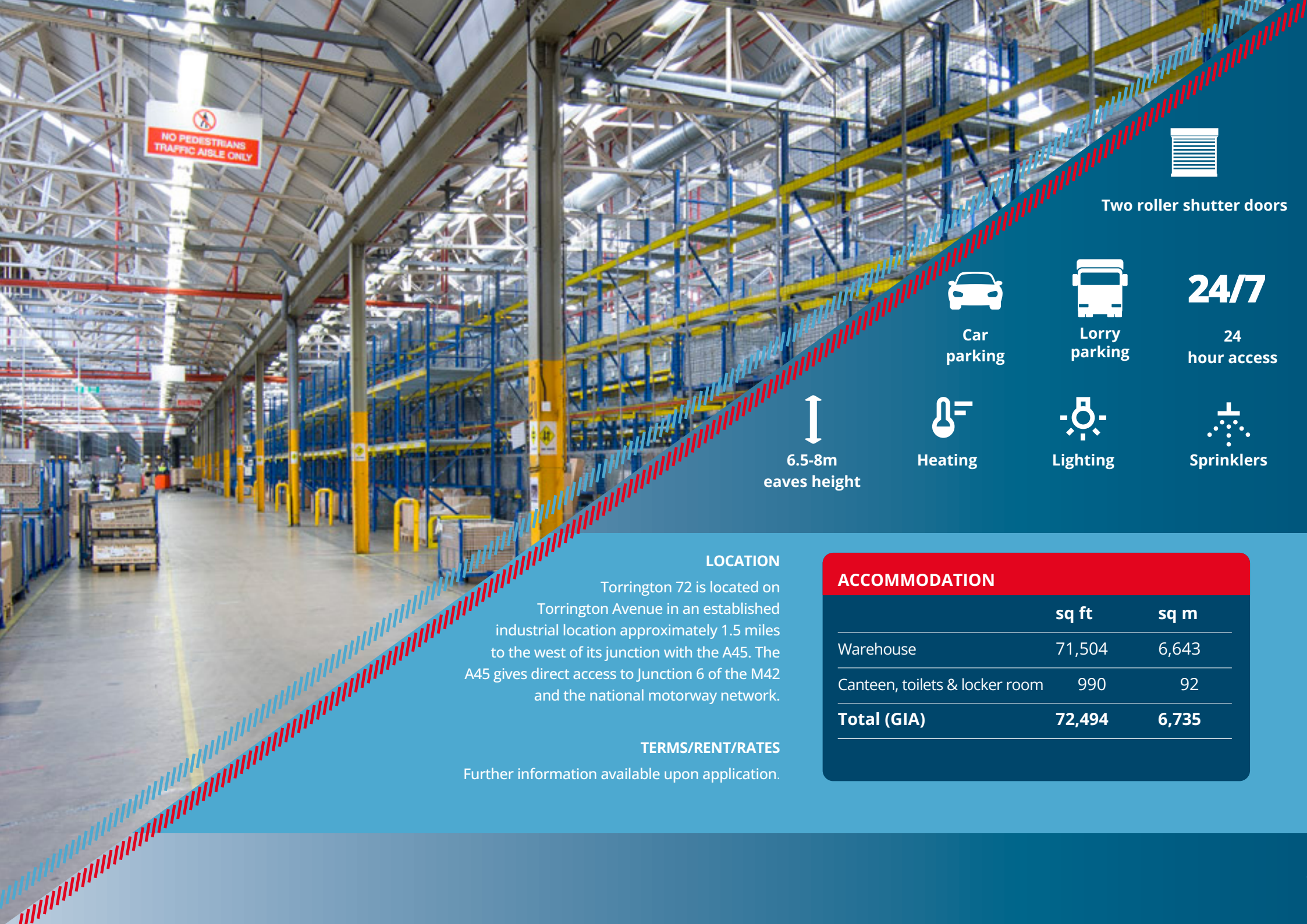
Large  
Secure Yard



Good  
Accessibility



Established  
Industrial Location



NO PEDESTRIANS  
TRAFFIC AISLE ONLY



Two roller shutter doors



Car parking



Lorry parking

24/7

24 hour access



6.5-8m eaves height



Heating



Lighting



Sprinklers

**LOCATION**

Torrington 72 is located on Torrington Avenue in an established industrial location approximately 1.5 miles to the west of its junction with the A45. The A45 gives direct access to Junction 6 of the M42 and the national motorway network.

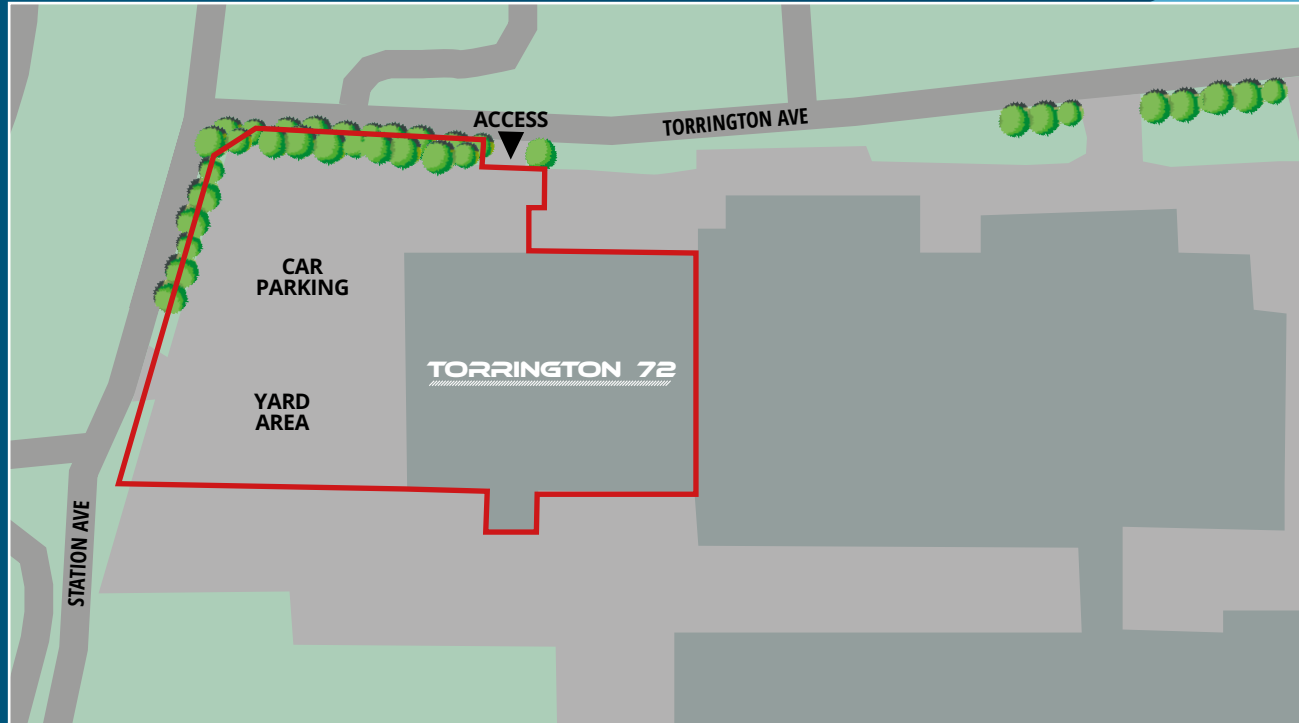
**TERMS/RENT/RATES**

Further information available upon application.

**ACCOMMODATION**

	sq ft	sq m
Warehouse	71,504	6,643
Canteen, toilets & locker room	990	92
<b>Total (GIA)</b>	<b>72,494</b>	<b>6,735</b>

## SITE PLAN



### SERVICES

Electricity will be sub-metered. Heating and sprinkler costs will be apportioned on a pro rata floor area basis.

### ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

All prices quoted are exclusive of VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC

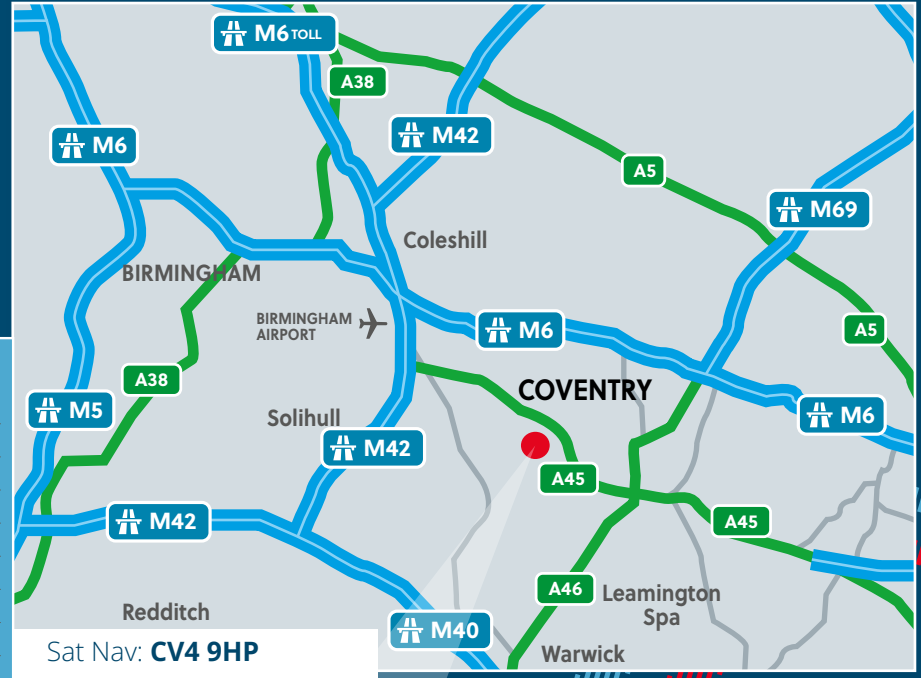
EPC rating of 56C.





Location	Miles
Birmingham Airport	10 miles
Coventry Airport	7 miles
Heathrow Airport	97 miles
Coventry	5 miles
Rugby	16 miles
Birmingham	20 miles
London	99 miles
Dover	181 miles
Felixstowe	153 miles
Harwich	167 miles

Source: RAC



Sat Nav: **CV4 9HP**  
**volume.dogs.fall**



**VIEWING**

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