



**14,564 sq ft (1,353 sq m)**

### Property Highlights

- Modern Industrial / Warehouse unit
- Up to 8.4m maximum height
- Situated 2 miles from the A45 Expressway

For more information, please contact:

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No.1 Colmore Square  
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## Location

The property is located on the Banner Park Industrial Estate in Coventry. It lies approximately 2 miles from the A45 Expressway providing access to Coventry City Centre (2 miles) and the M42 Junction 6. (9 miles West)

## Description

The property comprises a warehouse unit with 2-storey office accommodation.

The building is of steel portal frame construction, with the elevation principally comprising of pressed metal composite cladding panels. The office accommodation incorporates glazed curtain walling which surmounts facing brickwork.

Externally, a car park is situated to the front elevation of the building. To the right gable end there is a small fenced yard providing access to the level access loading door.

## Accommodation

Description	Sq Ft	Sq M
Warehouse		
Ground Floor Offices		
First Floor Offices		
<b>Total GIA</b>	<b>14,564</b>	<b>1,353</b>

## Business Rates

Rateable Value £77,000 (2023)

## Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

## Rent / Price

Upon request.

## EPC

The premises has an EPC rating of C-53.

## Planning

The premises is currently used within use classes B1, B2 and B8 under the Town and Country Planning Act (Use Classes) Order 1987.

All parties are advised to contact Coventry City Council in relation to planning enquiries.

## Viewings

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

Will Arnold

+44 7793 149 886

Will.Arnold@cushwake.com

### Important Notice

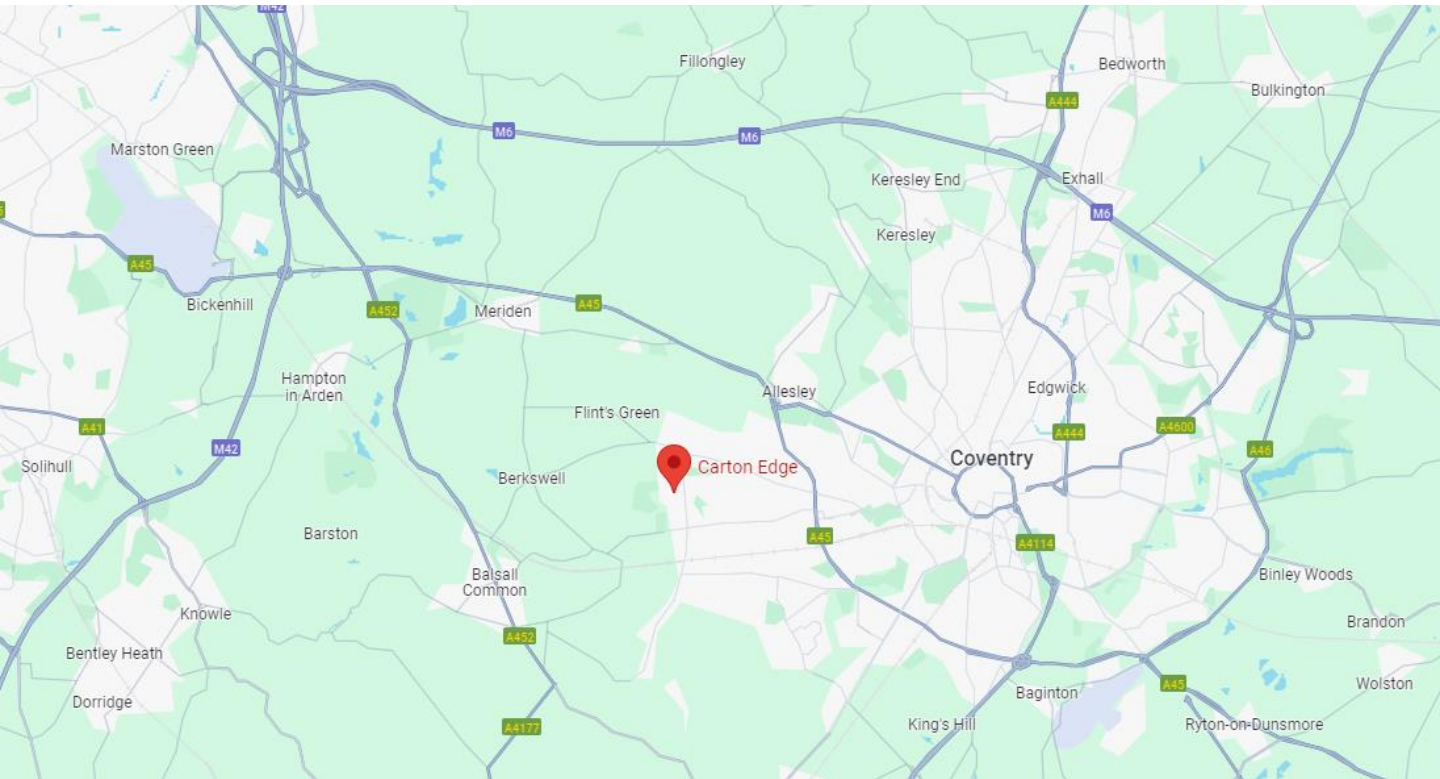
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**CUSHMAN &  
WAKEFIELD**

## TO LET / MAY SELL Industrial Warehouse

Unit 8, Banner Park, Wickmans Drive, Coventry, CV4 9XA



Particulars prepared December 2018

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