

Industrial

# UNIT 28 | INDURENT PARK HOLBROOK

Swallow Road, Coventry, CV6 4QY

## UNIT 28 | 14,113 SQ FT

This high-spec units offers 14,113 sq ft with 8.5m clear internal height.

This high-spec units offers 14,113 sq ft with 8.5m clear internal height. With 8.5m clear internal height, 50kN/sq m floor loading, and private gated yard, they're ideal for logistics or large-scale operations. Each unit includes first-floor space for office conversion and benefits from EV charging, generous parking, and 24/7 access. Located on Holbrook Lane, just 2.5 miles north of Coventry city centre and 2.5 miles south of Junction 3 of the M6, the site offers excellent connectivity to the M1, M40, M42, and M69 motorways. Birmingham Airport is only 11.5 miles away, and Coventry Train Station is within 3.3 miles, making this a prime location for regional and national business operations.

Lease Type

New



### Unit Summary

- ☒ EV Car charging
- ☒ Premier Industrial Location
- ☒ Secure yard
- ☒ BREEAM Very good
- ☒ Eaves height of 8.5m
- ☒ Electric Roller Shutter Door

### Occupational Costs

|                    | Per Annum     | Per Sq Ft     |
|--------------------|---------------|---------------|
| Rent               | £201,110.00   | £14.25        |
| Rates              | Not specified | Not specified |
| Maintenance Charge | £7,843.00     | £0.56         |
| Insurance          | £2,830.00     | £0.20         |
| Total Cost         | £211,783.00   | £15.01        |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

Industrial

## UNIT 28 | INDURENT PARK HOLBROOK

Swallow Road, Coventry, CV6 4QY



### Location

The estate is situated 2.5 miles south of Coventry city centre and 2.5 miles south of Junction 3 of the M6 motorway.



Road  
M6 J3: 2.5 miles



Airport  
Birmingham International: 12.5 miles



Rail  
Coventry: 3.7 miles

### Additional Information

|                |  |
|----------------|--|
| Planning Class | General Industrial   |
| Lease Summary  | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings       | Contact us now to arrange a viewing.   |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | A (20)   |

### Key Contact



**Jack Dutton**  
Asset Manager

"Jack is an Asset Manager based in the South."



+44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



For more info please visit: [unit.info/U4P0800099](http://unit.info/U4P0800099)

+44(0) 808 169 7554