

## UNIT 29 4,656 SQ FT

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Located on Holbrook Lane, just 2.5 miles north of Coventry city centre and 2.5 miles south of

Located on Holbrook Lane, just 2.5 miles north of Coventry city centre and 2.5 miles south or 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

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

## Occupational Costs

	Per Annum	Per Sq Ft
Rent	£71,004.00	£15.25
Rates	Not specified	Not specified
Maintenance Charge	£2,595.00	£0.56
Insurance	£936.00	£0.20
Total Cost	£74,535.00	£16.01

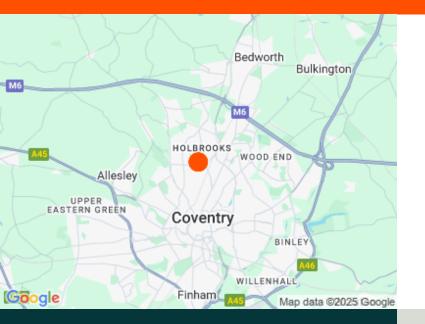
Terms: indicative rates payable only. Continuable of a rates payable sound be sought from the Valuation Unice Agency (www.og.ov.uk). Units with a Ratesian of a rates payable sound be sought from the Valuation Unice Agency (www.og.ov.uk). Units with a Ratesian of a rates payable sound be sought from the Valuation Unice partial Small Business Rates Relief. To find out if you qualify please each laten (fusion worst vice to the proper sound for partial sound for sound you grates bloo-

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog



### **UNIT 29 I 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 (24)	



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### **Key Contact**



