

Industrial

# UNIT 30 | INDURENT PARK HOLBROOK

Swallow Road, Coventry, CV6 4QY

## UNIT 30 | 6,838 SQ FT

Offering 6,838 sq ft across two floors, Unit 30 is ideal for mid-sized industrial or trade counter operations.

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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

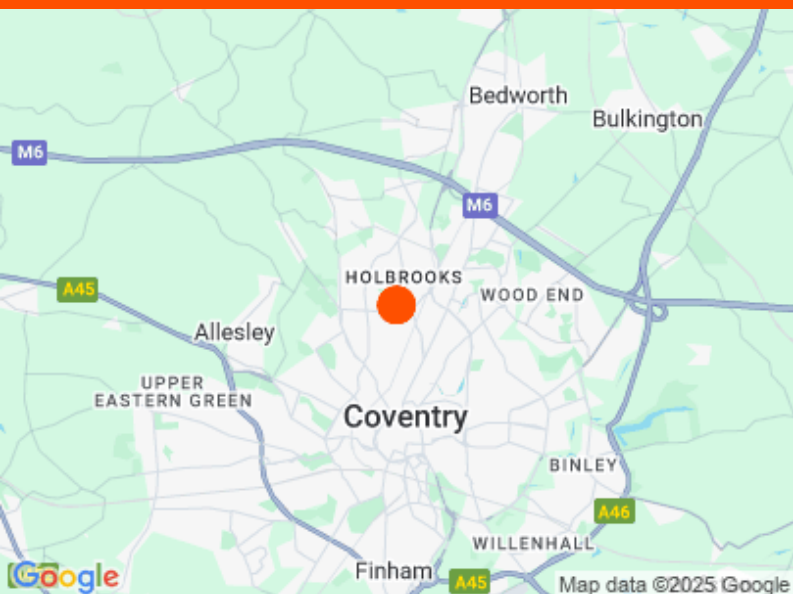
	Per Annum	Per Sq Ft
Rent	£102,571.00	£15.00
Rates	Not specified	Not specified
Maintenance Charge	£3,790.00	£0.55
Insurance	£1,367.00	£0.20
Total Cost	£107,728.00	£15.75

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.

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## 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 (23)

## 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

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