

Industrial

# UNIT 4 | INDURENT PARK HOLBROOK

Swallow Road, Coventry, CV6 4QY

## UNIT 4 | 2,477 SQ FT

Unit 4 offers 2,477 sq ft of high-quality industrial or trade counter space.

Unit 4 offers 2,477 sq ft of high-quality industrial or trade counter space, finished to a shell specification for bespoke fit-out. With a clear internal height of 6.5m, electric loading doors, and a floor loading capacity of 37.5kN/sq m, it's ideal for light manufacturing, storage, or customer-facing trade operations. The unit benefits from EV charging, 12m yard depth, and access to a secure, professionally managed estate. 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

- Eaves height of 6.5m
- Electric Roller Shutter Door
- Secure yard
- BREEAM Very good
- EV Car charging
- Premier Industrial Location

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£40,870.00	£16.50
Rates	Not specified	Not specified
Maintenance Charge	£1,389.00	£0.56
Insurance	£497.00	£0.20
Total Cost	£42,756.00	£17.26

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.

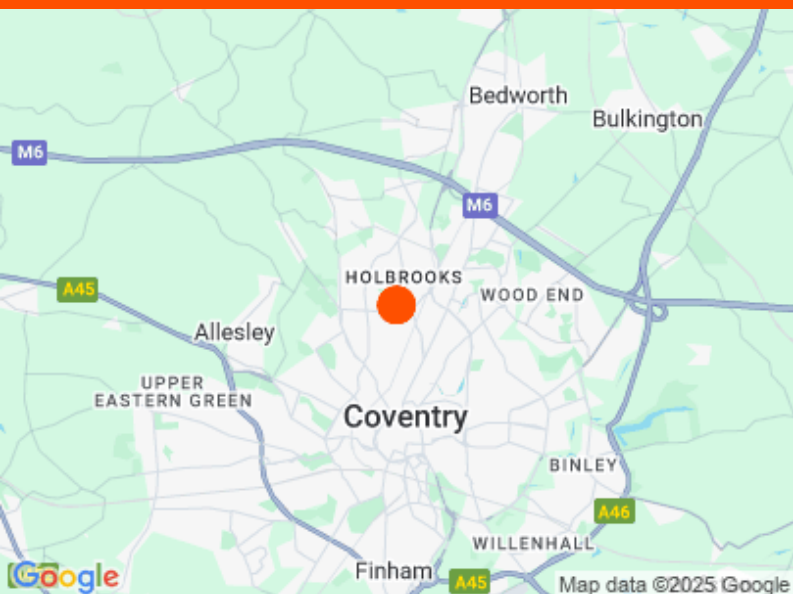
For more info please visit: [unit.info/U4P0800103](http://unit.info/U4P0800103)

**+44(0) 808 169 7554**

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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 (13)



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### Key Contact



**Rebecca Beddows**

Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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