



TURN LEFT

Foleshill Road, Coventry, CV6 6ER

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£15,000 Per
Annum

- Industrial Site To Let
- Ample Parking

- 401.5m² (4,321ft²)
- Excellent Road Links

Location

The property is situated on Foleshill Road (B4113), a well-established commercial and residential location approximately 2 miles north of Coventry City Centre. The area benefits from good road communications with convenient access to the A444, M6 Junction 3 and the wider Midlands motorway network. A range of local amenities and occupiers are located within the immediate vicinity.

Description

The property comprises a secure commercial site incorporating a warehouse/workshop building together with a substantial surfaced yard suitable for open storage, vehicle parking and a variety of commercial uses, subject to any necessary consents. The site is enclosed and accessed via Barton road, providing flexibility for owner occupiers, storage operators and trade counter-related businesses. The warehouse accommodation offers ancillary storage/workshop space with the benefit of a large external yard area.

Accommodation

401.5m² (4,321ft²) GIA

Business Rates

The current Rateable value is: £22,343

VAT

VAT is payable on this property.

EPC

Unit 2: D - 87

Unit 3: D - 99

Services

We understand that mains electricity, water and drainage are

available to the property. Interested parties should satisfy themselves as to the suitability and condition of all services.

Legal Costs

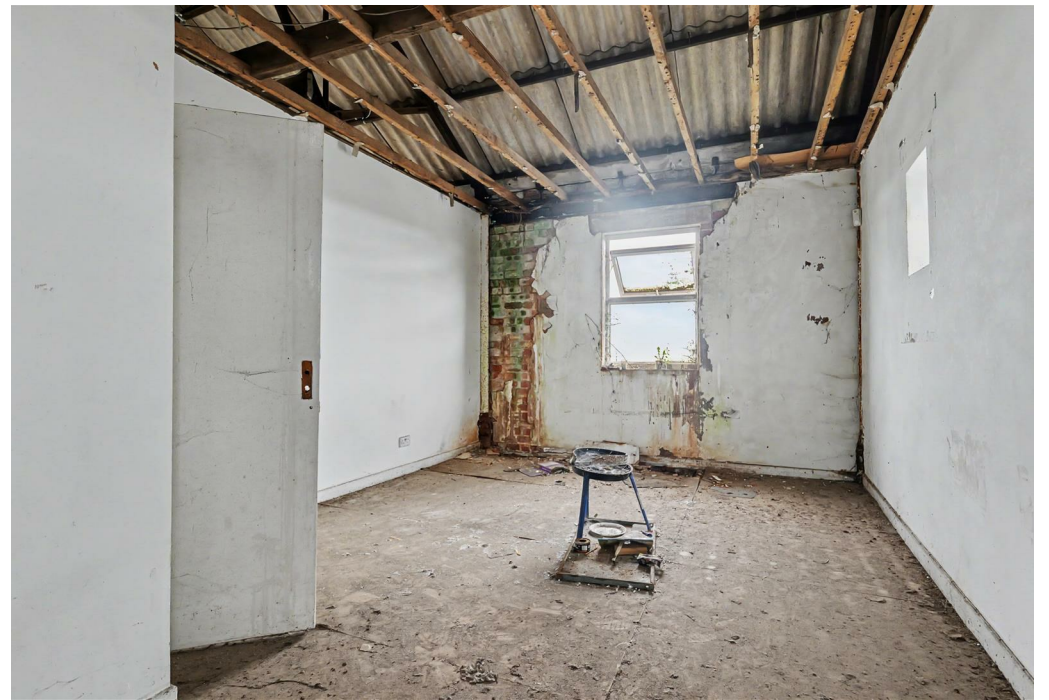
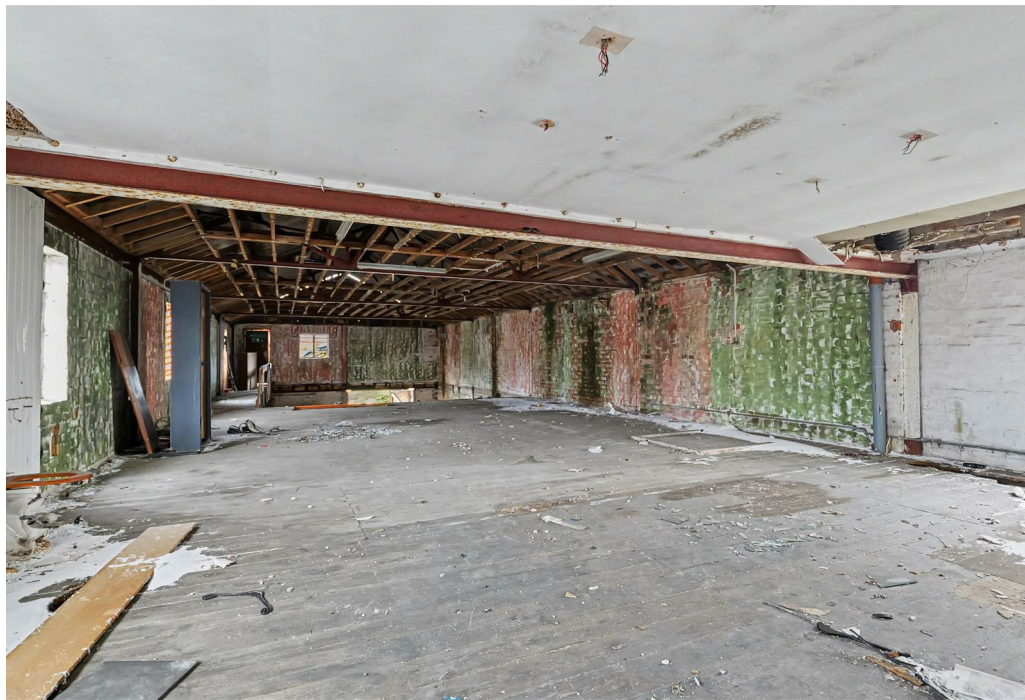
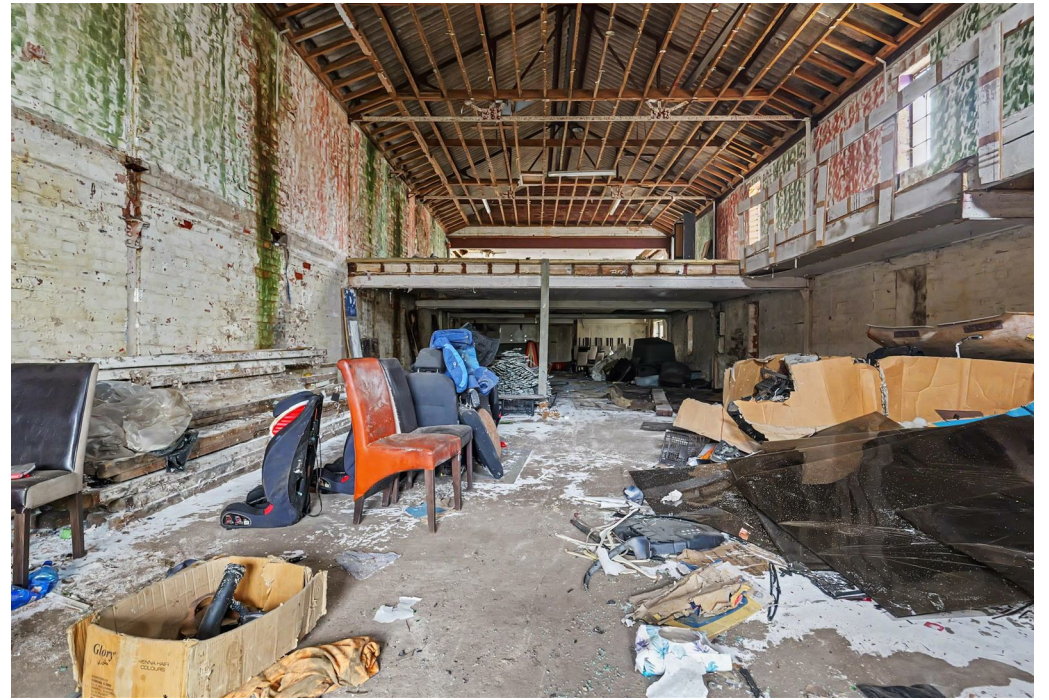
Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 02476 228111 commercial@loveitts.co.uk

Important Information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Map

