



Units 10 & 11, Henley Road, Coventry, CV2 1ST

£75,000 Per Annum

- New Lease Available
- Rateable Value: £63,500.
- Eaves Height: 5.56m
- B2 and B8 Use Class
- EPC: D(90)
- GIA: 8,611 ft² (800 m²)

A well configured industrial unit providing substantial open plan warehouse accommodation complemented by integrated office space across ground and first floors. The property benefits from two roller shutter loading doors and a generous forecourt offering excellent on site parking and loading provision. Suitable for a range of industrial, storage or distribution uses, the unit occupies an established commercial location.

Description

The property comprises two adjoined mid terrace industrial units of steel portal frame construction with brick and blockwork elevations beneath a pitched roof incorporating translucent roof lights. The accommodation provides predominantly open plan warehouse or workshop space with concrete flooring and good internal clearance. Loading is provided via two full height roller shutter doors to the front elevation, with a large forecourt offering generous on site parking and loading space. The unit also includes a number of ground and first floor offices together with ancillary facilities including kitchen and WC accommodation.

Location

Henley Road occupies a strategic position to the north of Coventry, located only a short distance from Junction 2 of the M6 motorway and offering straightforward access into Coventry city centre. The development is accessed directly from Henley Road and forms part of a well established industrial area with a number of successful occupiers already operating on the estate. The surrounding area benefits from good connectivity to nearby towns including Nuneaton, Warwick and Leamington Spa. The proximity to the M6 also enables convenient travel to Birmingham, Rugby and the wider national motorway network.

Accommodation

GIA: 8,611 ft² (800 m²)

Tenure

The property is available to let immediately on a Full Repairing and Insuring lease with an asking rent of £75,000 p.a. exclusive. The lease will be subject to a minimum term of three years.

Services

The unit is connected to mains services including electricity (3-phase), gas, water, and drainage. Prospective occupiers should make their own enquiries regarding the availability of broadband to ensure suitability for their operational needs.

Planning

Presently Class B2 and B8 as defined by the Town & Country Planning Act (Use Classes Order).

Viewing

To arrange a viewing please contact the Commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2)

Energy Performance Certificate

The property has an EPC rating of D(90).

Business Rates

The current rateable value as of 1 April 2026 is £63,500.

VAT

VAT is not charged on the property.

Legal Costs

Each party is to meet their own costs.



Plan

