



192 Fletchamstead Highway Industrial Estate, Fletchamstead Highway, Coventry, CV4 7BB

A 1,321sqft light industrial unit with significant prominence to the A45 (Coventry Road)

Summary

Tenure	To Let
Available Size	1,321 sq ft / 122.72 sq m
Rent	£15,200 per annum
Service Charge	To be provided
Rateable Value	£9,800 Potential benefit from 100% small business rate relief
BER Rating	C

Key Points

- 81.44sqm yard
- Communal car parking
- Assignment of existing lease
- Located onto A45 (Coventry Road)
- 100% Small business rate relief
- Class B8 use

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DESCRIPTION

192 Fletchamstead Industrial Estate is a 1,321sqft light industrial unit with Class B8 use. Comprised of ground floor warehousing and offices, and set within a parade of small industrial units, unit 192 comes equipped with a 877sqft/81.44sqm secure yard, communal parking and roller shutter access from the rear.

LOCATION

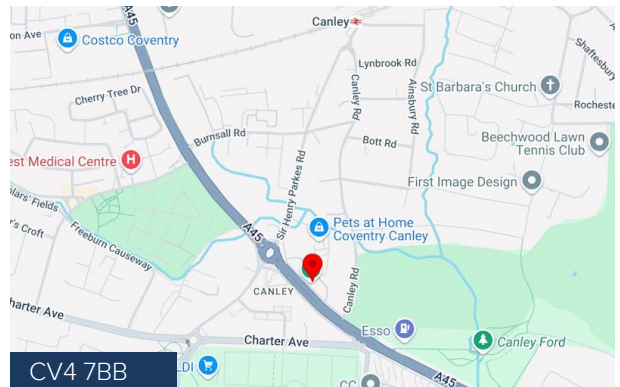
Fletchamstead Highway Industrial Estate is a light industrial park set within the Canley area of Coventry. The estate fronts the A45 (Coventry Road), leading directly to Junction 6 of the M42 to the east and the M6 to the west - which is some 7km distance. Coventry is circa 5km to the north east with Birmingham some 32km to the West.

VIEWINGS

Strictly by appointment with Shepherd Commercial

TERMS

The property is to be let by way of an assignment of the existing lease from Coventry City Council for a term of 5 years from 2023. A copy of the lease may be provided upon request.



Viewing & Further Information

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