Unit 24

Bilton Industrial Estate, Humber Rd, Coventry, CV3 1JL

SHEPHERD COMMERCIAL

TO LET

5,800 SQ FT
(538.84 SQ M)

£40,000 PER ANNUM

Modern industrial unit with roller shutter access, open-plan layout and good transport links.

- Prominent position on Bilton Industrial Estate
- Excellent access to A45 and A46 road networks
- Open-plan industrial unit with good eaves height
- Roller shutter loading door
- Natural light from roof panels
- Suitable for industrial uses

01564 778890
www.shepcom.com

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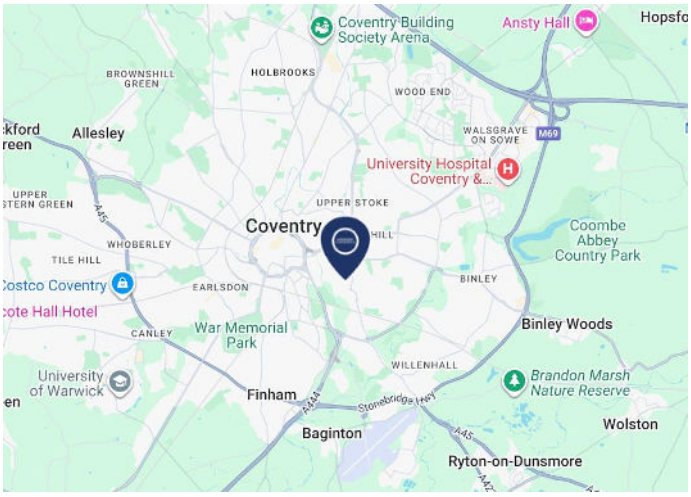

Summary

Available Size	5,800 sq ft / 538.84 sq m
Rent	£40,000 per annum
EPC	D (90)

Description

The property comprises a single-storey industrial/warehouse unit of brick construction, with a pitched roof incorporating translucent roof panels that provide good levels of natural light. The accommodation is arranged as an open-plan warehouse space with a solid concrete floor, painted brick elevations, and exposed steel trusses.

Access is via a roller shutter loading door to the front elevation, with additional pedestrian access. Internally, the unit includes partitioned areas suitable for storage or welfare use. The space benefits from a good internal eaves height and clear open floor area suitable for a variety of industrial or storage purposes.

Externally, there is forecourt space providing loading and parking provisions.

Location

Bilton Industrial Estate is situated off Humber Road, approximately 2 miles east of Coventry city centre. The estate provides convenient access to the A45 and A46, which in turn connect to the M6, M69 and M40 motorways. The surrounding area is an established industrial and commercial location, with a range of trade, warehouse, and manufacturing occupiers.

Local amenities and public transport links are available nearby, providing easy access for staff and visitors.

Viewings

Strictly by appointment with Shepherd Commercial.

Legal Costs

All parties are to bear their own legal costs incurred in any transaction.

Business Rates

Rateable Value:

Prospective tenants may qualify for Small Business Rates Relief.

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