

# BluePrint House

Shepherds Lane, Coventry, CV7 7JU

SHEPHERD  
COMMERCIAL



## TO LET

2,467 SQ FT  
(229.19 SQ M)

£52,000 PER ANNUM

Modern high-specification showroom premises extending to 2,467sqft with 21 on-site car parking spaces,

- Modern Purpose Built Showroom
- 21 Car Parking Spaces
- Excellent Frontage unto A45 (Coventry Road)
- 38,000 Vehicular Movements Daily
- Suitable for Showroom, Retail and Specialist Uses
- Solihull Location

01564 778890  
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## Summary

Available Size	2,467 sq ft / 229.19 sq m
Rent	£52,000 per annum
Service Charge	N/A
Estate Charge	N/A
EPC	B

## Description

Blueprint House comprises a modern, purpose-built commercial building of contemporary design, constructed with a steel portal frame and finished with a combination of facing brickwork and dark vertical cladding beneath a low-pitched roof. The available accommodation comprises the ground floor showroom extending to approximately 2,467 sq ft (GIA), currently fitted to an excellent standard with large format tiled flooring, modern track lighting, exposed services and high quality finishes throughout. The space is predominantly open-plan, providing strong flexibility for showroom, trade counter, retail or destination commercial uses. Extensive glazing provides good natural light and strong visual presence, while the generous ceiling height and quality fit-out create a bright and modern trading environment ready for immediate occupation.

## Location

The property is situated on Shepherd's Lane, Meriden, within an established commercial and trade location just off the A45 Birmingham Road, one of the principal routes connecting Coventry and Birmingham.

The position provides excellent accessibility to the wider Midlands motorway network, while the semi-rural setting offers a pleasant working environment with reduced congestion compared to more urban commercial locations. The premises occupy a prominent roadside plot with secure gated access and strong visibility, making the property well suited to showroom, trade counter and destination-style retail occupiers.

## Viewings

Strictly by appointment with Shepherd Commercial.

## Terms

The property is to be offered on a leasehold basis for a minimum term of 3 years - subject to a 3 month deposit.



### Kaine Arkinson

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