



TO LET

Warehouse Premises

23,398 sq. ft (2,173.68 sq. m)

Unit 1, Swallowgate Business Park, Holbrook Lane , CV6 4BL



23,398 sq ft (2,173.68 sq m)

Property Highlights

- Ideally Located 2.3 miles from J3 M6
- Two Level Access Doors
- 8m Eaves
- High Bay Warehouse lighting

For more information, please contact:

Will Arnold
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Dominic Towler
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Location

Swallow Gate Business Park is located on Holbrook Lane, a well-established industrial location in Coventry. It is approximately 2.5 miles north of the City Centre and is 2.3 miles from Junction 3 of the M6, this in turn provides great access to the M1, M40, M42, M69 and M45 motorways. Notable occupiers nearby include Unipart, Dulux and Huws Gray. The Coventry Building Society Arena and Arena Park Shopping Centre are also in the local vicinity which provides great local amenities.

Description

The unit is of steel portal framed construction with part brickwork and part insulated composite cladding elevations. It is surmounted by an insulated pitched roof with a minimum eaves height of 8m rising to 11m at the pitch

The warehouse is accessible via two level access doors and benefits from good natural light as well as a comprehensive high bay lighting system. The rear concrete surfaced yard provides excellent loading capacity.

Accommodation

Description	Sq M	Sq Ft
GF Warehouse & Offices	1,959.08	21,088
FF Office	214.6	2,310
Total GIA	2,173.68	23,398

Tenure

The property is available by way of a new lease for a term of years to be agreed

Rental

POA

EPC

C60

Business Rates

Rateable Value (2023) £112,000

Planning

We understand the premises are located within the local plan as an area of employment land and therefore qualify for E(g), B2 or B8 uses. All parties are advised to contact the local planning authority in relation to planning enquiries.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Viewings

Strictly by appointment with the sole agent, Cushman & Wakefield:

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CUSHMAN & WAKEFIELD

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Particulars prepared January 2024

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