

**For Lease**

**Warehouse**



## **Unit E Grovelands Industrial Estate**

Longford Road, Exhall, Coventry CV7 9ND

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📦 7,190 Sq Ft  
💷 £69,500 Per Annum

## Key Features

- High quality warehouse
- Spacious yard / parking area
- Prime industrial location
- Half a mile from the M6
- EPC B



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02476 308900



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## Location

Grovelands Industrial Estate is located on Longford Road, just 0.5 miles from Junction 3 of the M6. Exhall is Coventry's prime industrial location, with Bayton Road Industrial Estate less than a 1 minute drive away. Coventry itself benefits from excellent connectivity. In addition to the M6, the M40 and M1 are all easily accessible.

## Description

Unit E comprises a high quality warehouse unit of steel portal fram construction. To the front of the building is an open plan office with various meeting rooms, making up approximately 25% of the unit. The property benefits from an electric roller shutter, LED lighting, gas heating, male, female and accessible WCs. The unit has a minimum height to eaves of 5.4m and height to pitch of 6.98m.

## Business Rates

This property has a rateable value of £39,000.

## Tenure

Available by way of a new full repairing and insuring lease on terms to be agreed.

## EPC

B50



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With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Mark Booth

Contact us with any queries about the property or to book a viewing

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#### Tom Bromwich

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