

For Lease

Light Industrial



## Unit 4 & 5 Henley Industrial Estate

Henley Road, Coventry CV2 1ST

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

9,489.3 Sq Ft  
£80,605 Per Annum



## Key Features

- Well known industrial estate close to M6
- Parking in front and loading area
- Very well maintained industrial estate
- Electric roller shutter and pedestrian access
- Eaves Height 5.56m, Apex 6.92m
- Decent internal office provision
- Secure Yard



Unit 4 & 5 Henley Industrial Estate, Henley Road,  
Coventry, West Midlands, CV2 1ST



## Location

Henley Road is well positioned in the North of Coventry only a short drive from junction 2 of the M6 and affords easy access to central Coventry also. The access is off Henley Road itself near to Henley College and the estate is already a thriving industrial centre with several other occupied units. The towns of Nuneaton, Warwick Leamington are all nearby and the M6 connection permits connections to Birmingham and Rugby and beyond also. London and Manchester are both only 1.5 hours away in either direction from this location. Coventry Mainline station sits on the West Coast Mainline to afford national business connections also.

## Description

No 4 & 5 Henley Road Industrial Estate comprises of two units totaling 9,489 Sq Ft Gross Internal Area, with internal toilets, a mezzanine and offices. The unit is of steel portal frame construction, with brick elevations and upper part cladding, beneath a pitched roof. The unit benefits from a full height up and over, an electrically operated roller shutter to the front, with loading area and parking for approximately 16 vehicles externally. The offices are heated by a gas central heating system, with a blower heater in the warehouse. The unit also benefits from three-phase power. The estate is well maintained with recently resurfaced entrances and exits.

## Accommodation

Area	Sq Ft	Sq M
Unit 4	3,725.24	346.07
Unit 5	5,764.07	535.48
<b>Total</b>	<b>9,489.3</b>	<b>881.56</b>

## Business Rates

To be confirmed.

## Tenure

On offer is a new fully repairing and insuring lease for a definite term no less than 3 years.

## EPC

Unit 4 - EPC D  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0895-9520-0130-3990-2803>  
 Unit 5 - EPC C  
<https://find-energy-certificate.service.gov.uk/energy-certificate/8907-1526-5524-7006-8881>

## VAT

This property is registered for VAT (Value Added Tax).

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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.



#### Caine Gilchrist

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

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#### Rob Lord

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