

For Lease

Light Industrial



# Foleshill Road

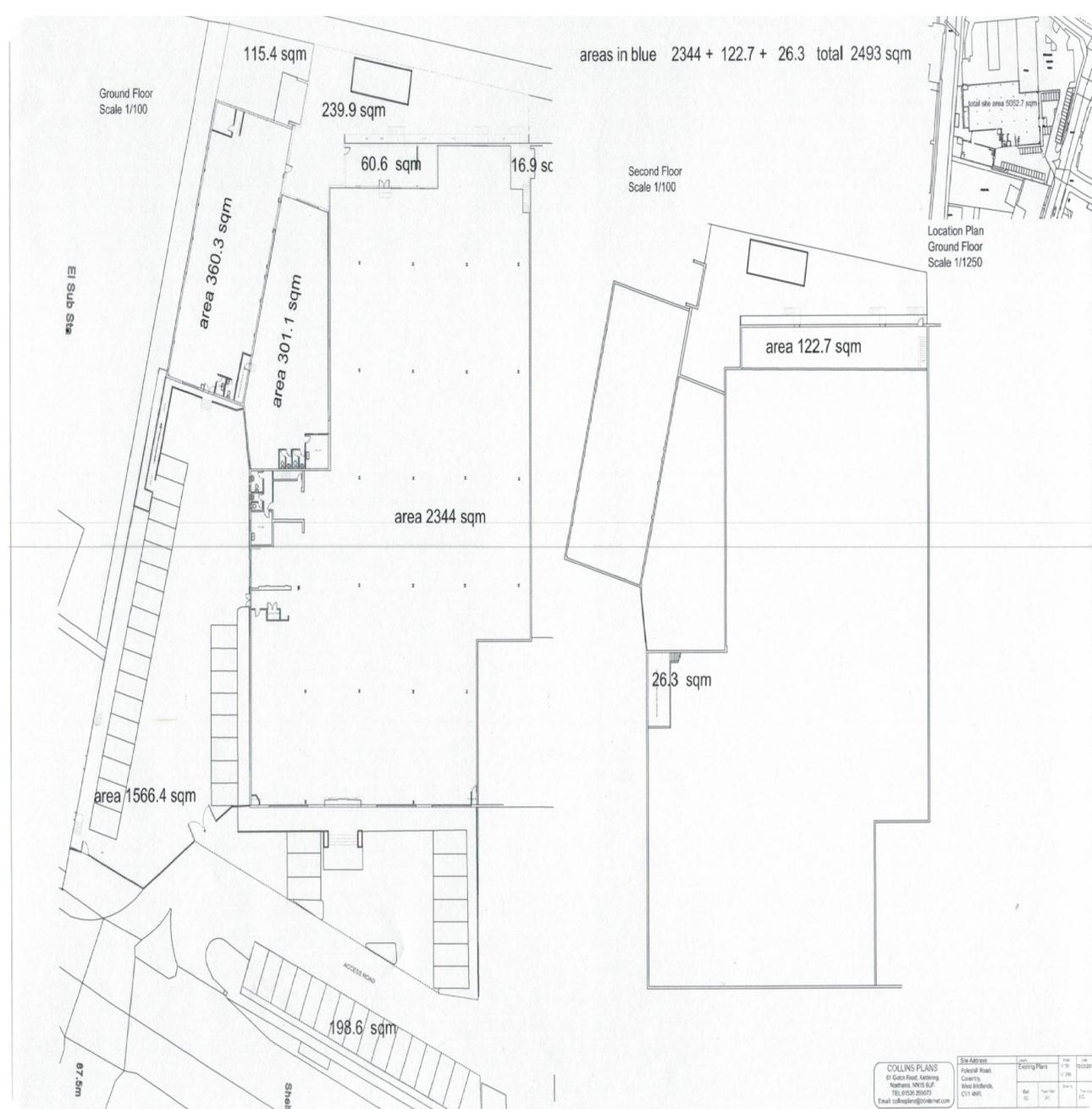
Coventry, CV1 4NA

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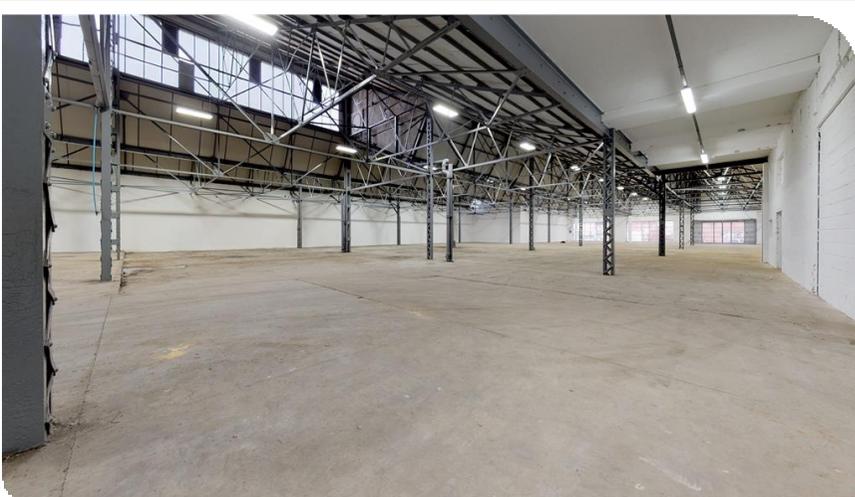
34,606 Sq Ft  
£292,848 Per Annum

## Key Features

- High Profile Roadside Retail Warehouse
- Opportunity To Let as a whole or in parts
- Change of use possible, application for D2 consent underway
- High Visibility on to B4119 Foleshill Road
- 19m Showroom Frontage with 4 Display Windows
- 65 parking spaces with delivery areas.



Foleshill Road, Coventry, West Midlands, CV1 4NA



## Location

The property directly fronts the busy Foleshill Road, which connects within a mile south to Coventry City central ring road and 1.5 miles north to the A444, which connects directly with the M6 Motorway at Junction 3. Thereafter excellent connections to the national motorway network. Coventry City central train station is within 5 minutes drive.

Adjacent to the unit is a well used Kwik Fit, with the property sitting centrally within a high density residential area.

## Description

The available property includes a substantial multi-bay retail warehouse, formerly inhabited by Magnet homestores. The property has recently been fully refurbished both internally and externally and presents very nicely. The building is of steel portal frame construction with brick elevation under a pitched roof, with 5.35m Eaves height. The property is split into three separate sections with the right hand part being the main retail warehouse, with 4 large display windows across 19m of frontage on to the Foleshill Road. The main section includes offices with a toilet block, raised storage area to the rear, mezzanine level office and a small storage area. The central section is more warehouse, again with office and toilets to the front, with roller shutter access. The left hand section is again retail showroom with kitchen, toilets and roller shutter access to the front. To the rear of the property is some external storage and another small storage block. The property currently has 65 parking spaces, with half of the front space securely gated. Total site size 1.187 acres.



## Tenure

New Fully Repairing and Insuring Lease

## EPC

EPC - B  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9518-3012-0810-0890-1691>

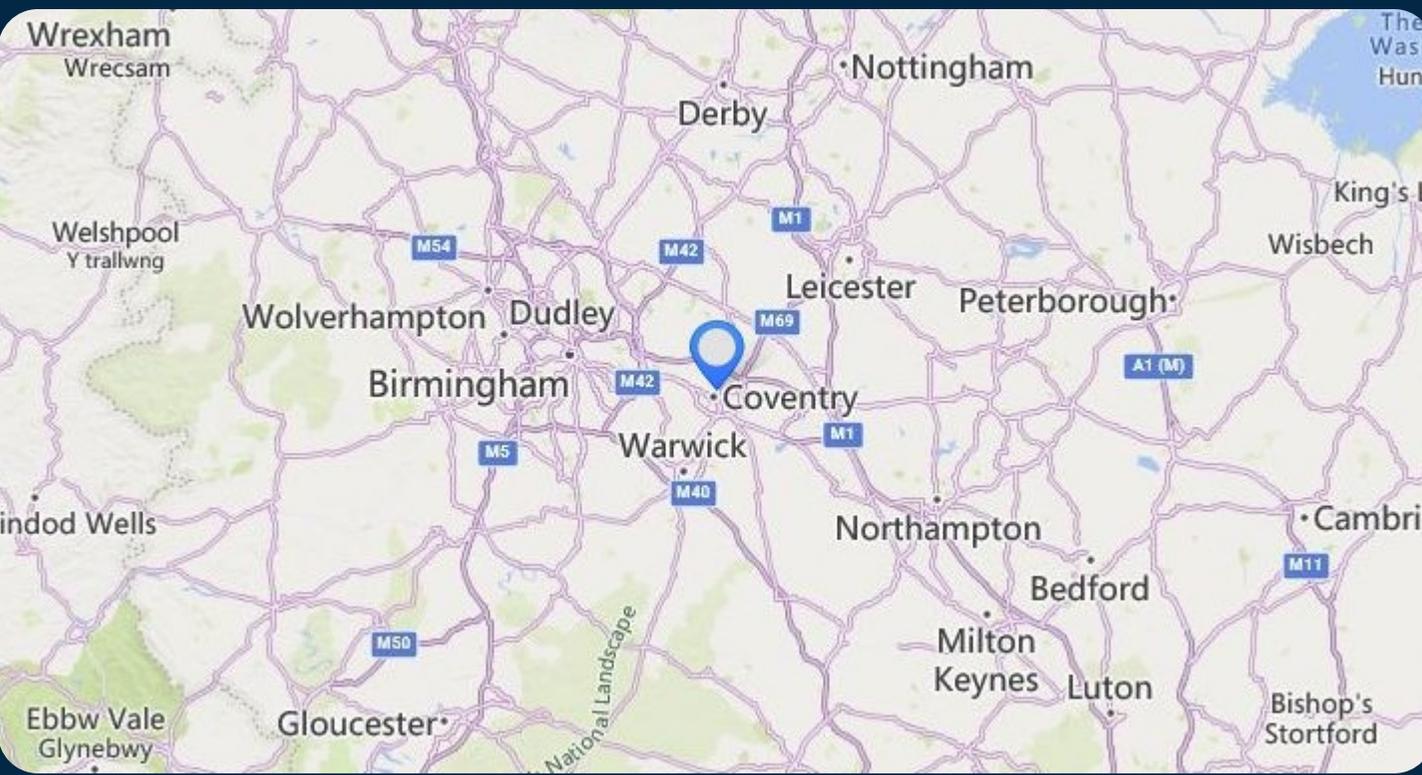
## VAT

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



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### Service Charge

There is no service charge

### Viewing

Strictly by appointment with the agent Bromwich Hardy.

### Legal Costs

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



### Caine Gilchrist

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

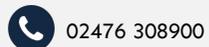
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