

For Lease

Distribution Warehouse

A46

# Unit 9 Progress Way

Binley Industrial Estate, Coventry, CV3 2NT

**BROMWICH**  
**ARDY**

024 7630 8900

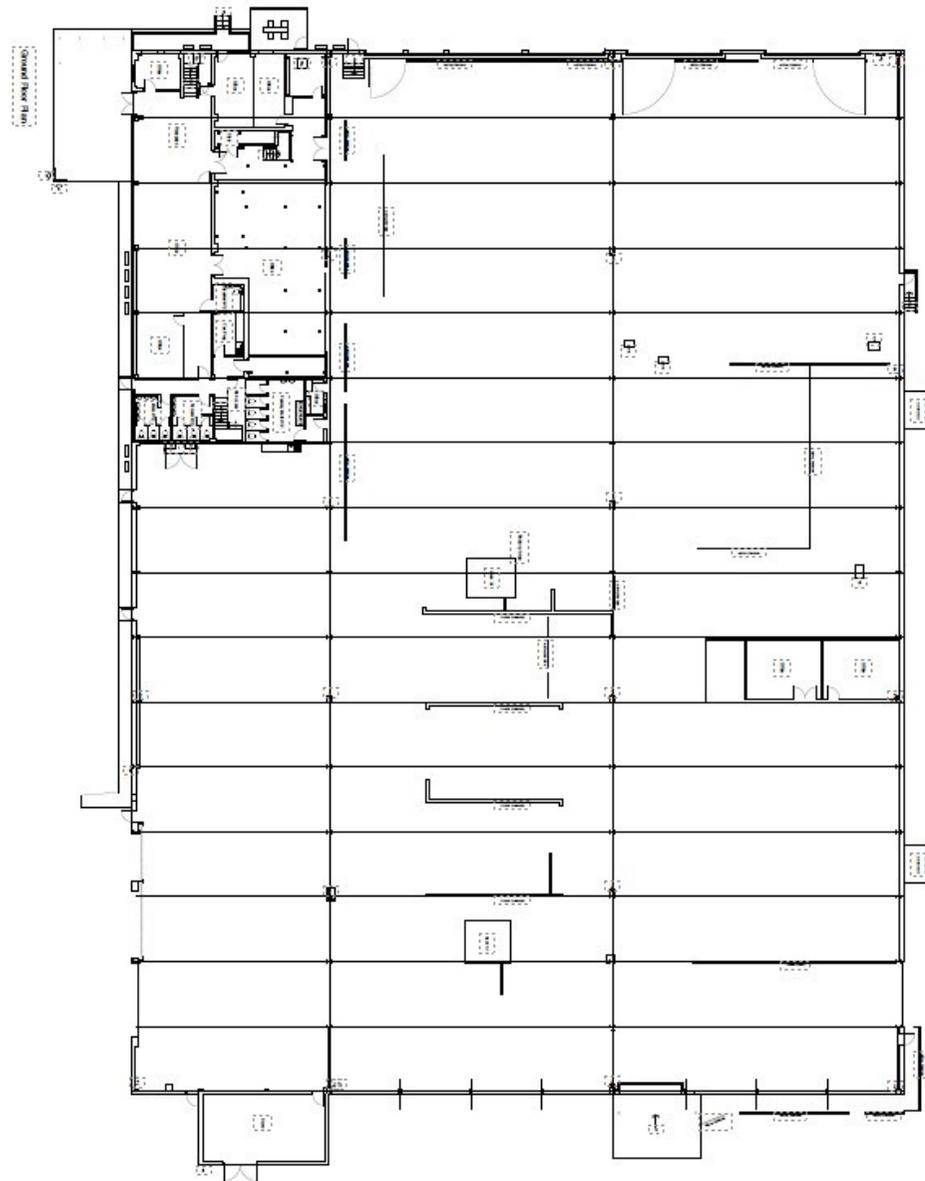
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📦 53,950 Sq Ft

£ On Application

## Key Features

- Self-contained fully fenced facility
- High Bay Distribution facility
- Good road network connections
- Ample Loading and parking
- Ground and First Floor Offices
- One-way System on site
- Subject to Full Refurbishment & Vacant Possession



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### Location

Binley Industrial Estate is situated three miles east of Coventry city centre. Access to Rugby can be gained by taking the A428 westwards. The nearby A46 connects to J2 of the M6/M69 intersection to the north, as well as Coventry Airport and the M40 motorway to the south.

### Description

Description  
 6 dock-level doors ranging from W2.9m-7.5m by H3.8m  
 8 level doors ranging from W3.65m-5.64m by H4.98m  
 6m eaves to the base of the haunches and 7.5m to the apex on all 3 bays  
 LED lighting throughout  
 Ample car parking and yard space  
 Office  
 Main reception with male and female toilets  
 Ground and First-floor offices  
 Kitchen/tea prep area

Planning  
 The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

### Accommodation

Area	Sq Ft	Sq M
GF Warehouse	47,558	4,418.14
GF Office & Ancillary Areas	4,078	378.85
First Floor	2,314	214.97
<b>Total</b>	<b>53,950</b>	<b>5,011.96</b>

### Business Rates

Current Rateable Value: £285,000  
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/8548388000>

### Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

### EPC

Available upon request.

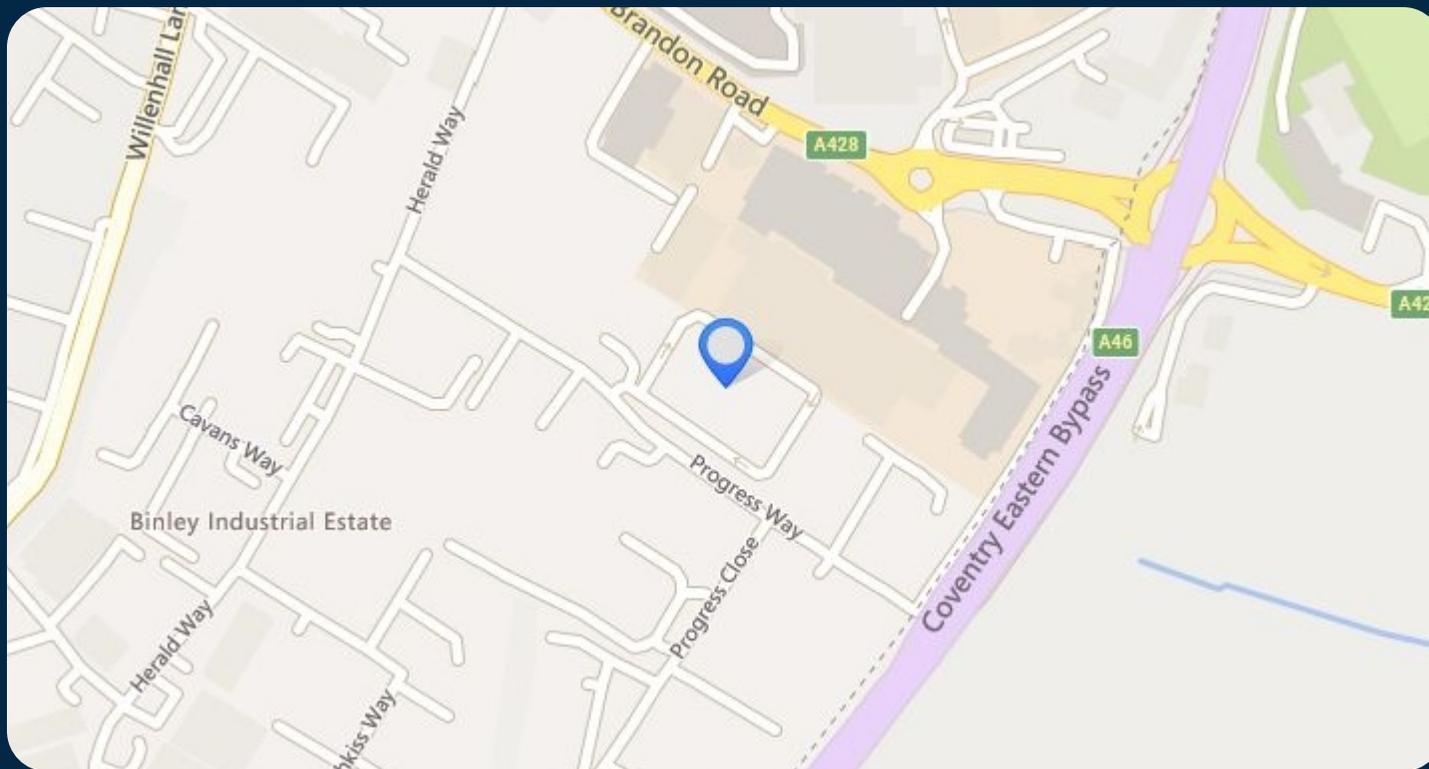
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The property is not registered for VAT (VAT number not provided)

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



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### 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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