

For Lease

Light Industrial

FOR LEASE  
4,416 Sq.Ft.  
BROMWICH  
ARDY  
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## Unit 2

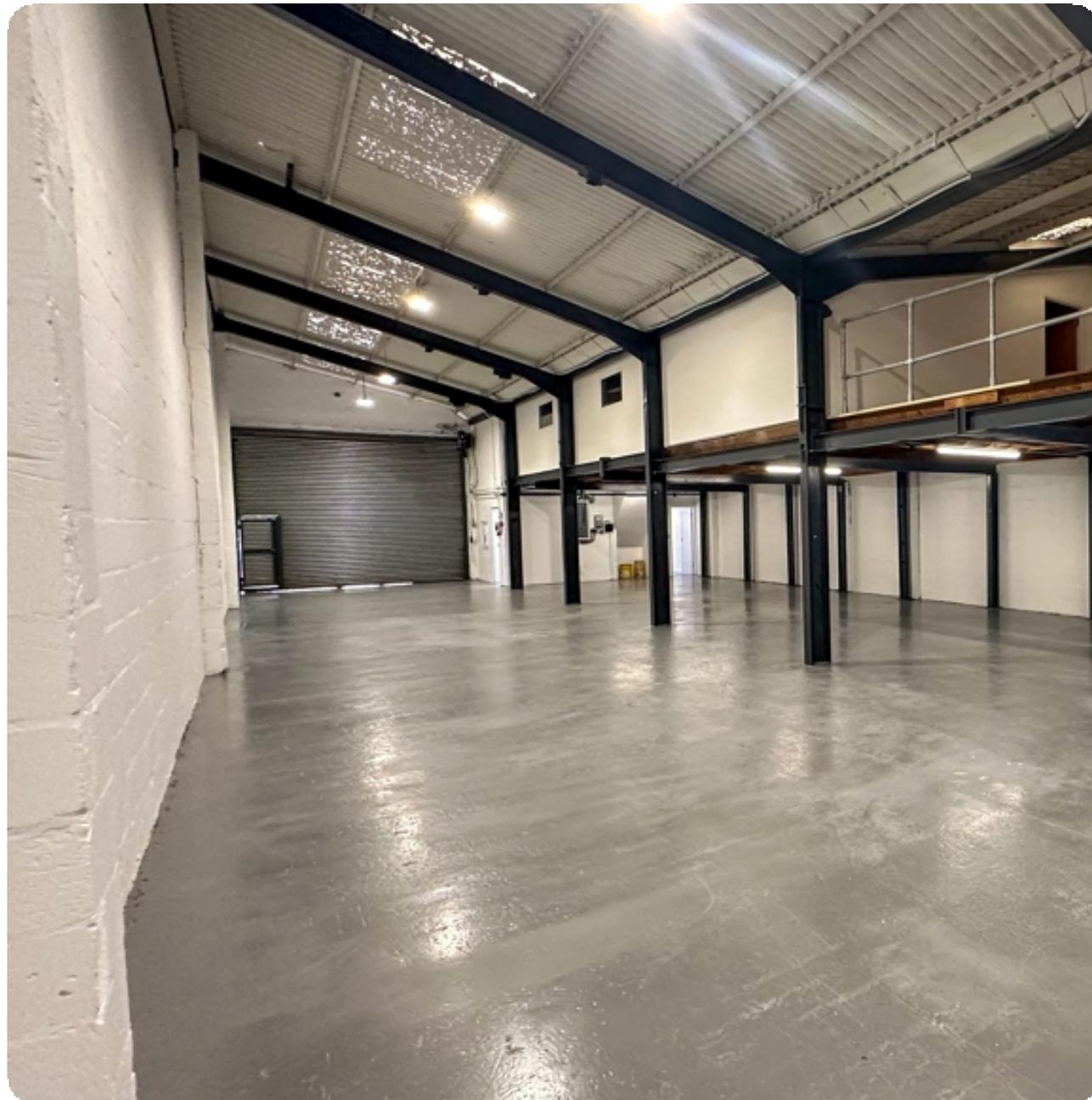
Princes Drive Industrial Estate, Coventry Road,  
Kenilworth CV8 2FD

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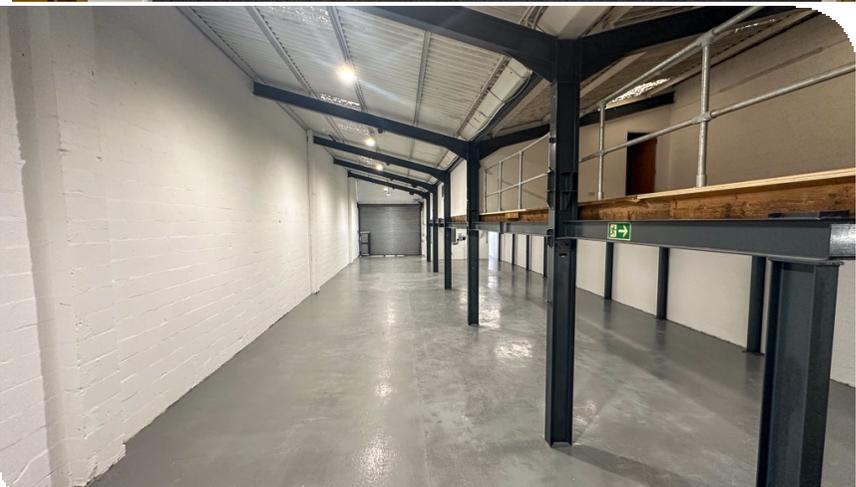
📦 4,416 Sq Ft  
£ £38,000 Per Annum

## Key Features

- Virtual Tour:  
<https://my.matterport.com/show/?m=Brr5Je2Zwwb>
- 2 miles from the A46
- 6 parking spaces
- Located on a well established trading estate
- 2 WC's and Kitchenette
- First Floor Offices & Mezzanine



Unit 2, Princes Drive Industrial Estate, Coventry Road, Kenilworth, Warwickshire, CV8 2FD



### Location

Princes Drive Industrial Estate is located just off the Coventry Road approximately 1 mile north-east of Kenilworth town centre. It is ideally located close 2 miles from the A46 which gives excellent transport links to the M6, M69, M1 and M40.

### Description

Unit 2 Princes Drive is located on a well established trading estate to the north of Kenilworth town centre, just 2 miles from the A46. The mid-terrace unit is of steel portal frame construction under a corrugated metal roof. The front elevation is constructed from red brick and benefits from an electric level access door, pedestrian door and double glazed windows. On the ground floor the unit is made up of predominantly warehouse space with a small office/reception area and a WC. The first floor contains an open plan office, kitchenette, WC and mezzanine storage. The unit has been comprehensively refurbished throughout to include new WC's, kitchenette, redecoration of office areas, painting of the warehouse floor and walls. The unit benefits from a three phase electrical power supply.

### Accommodation

Area	Sq Ft	Sq M
Ground Floor	2,957	274.71
First Floor	1,459	135.54
<b>Total</b>	<b>4,416</b>	<b>410.25</b>

### Business Rates

Current rateable value: £18,250  
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/4707659000>

### Tenure

The unit is available by way of a new full repairing and insuring lease to be granted by the landlord on terms to be agreed.

### VAT

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

**Unit 2, Princes Drive Industrial Estate, Coventry Road, Kenilworth, Warwickshire, CV8 2FD**

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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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#### Rob Lord

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

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