

Superbly Located
Modern Trade Unit
4,000 sq ft
(371.61 sq m)



Unit 3
Vantage Park

Phoenix Way
Coventry

West Midlands
CV6 5QC

Fully
Refurbished

Unit 2 now let to SCREWFIX

Situated in an established commercial location approximately 3 miles northeast of Coventry city centre

- **Excellent Prominence to the A444**
- **Established trading location neighbouring Magnet Trade and Formula One Autocentres**
- **E and B8 use class**
- **The building benefits from photovoltaic panels**
- **6.5 metres to minimum eaves**
- **3 miles from Coventry City Centre**
- **Easy access to J3 M6**

Description

The unit is of steel framed construction, surmounted by a mono-pitched roof and composite cladding elevations. The terraced units are located centrally within the estate. The height to eaves is approximately 6.5 metres. Access to the unit is via a level access and customer entrance doors.

Location

Vantage Park is situated at the junction of Jimmy Hill Way (A444) which is one of the principle "A roads" into and out of Coventry City Centre, providing an excellent road link to the M6 Motorway. It is well placed within a commercial area situated next to the Gallagher Retail Park. Also in the vicinity is the Arena Shopping Park and Coventry Building Society Arena.

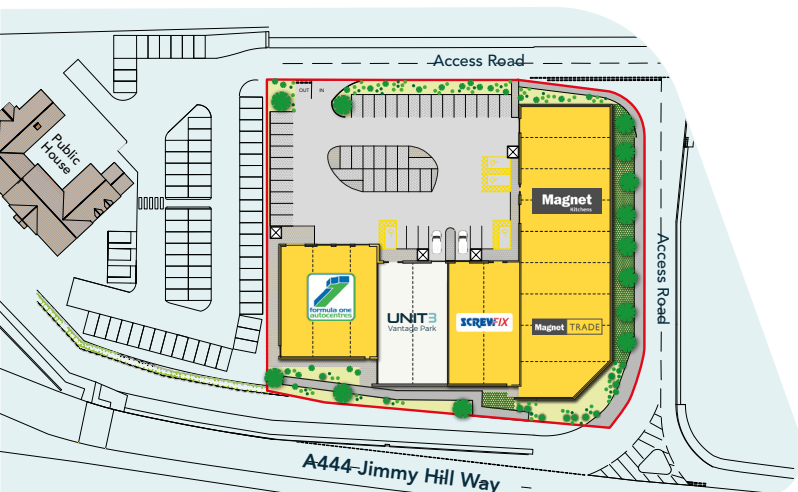
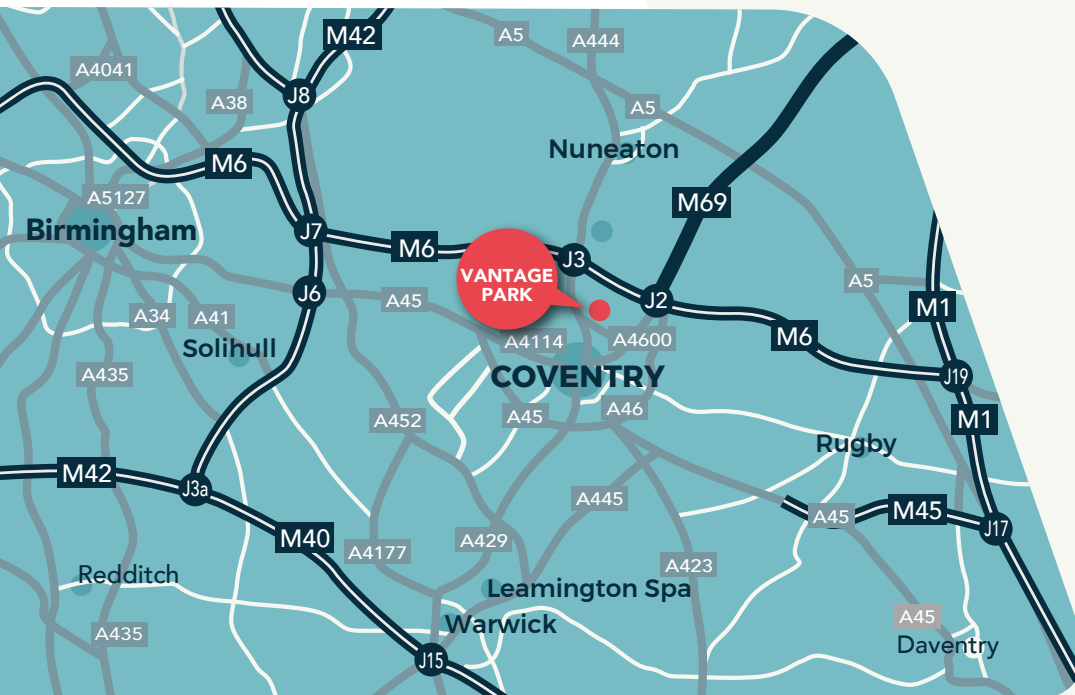
Accommodation
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UNIT3
Vantage Park



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Vantage Park



Tenure

The property is available by way of a new full repairing and insuring lease on terms to be negotiated.

Services

All mains' services are connected including 3 phase electricity.

EPC

Information available on request.

Business Rates

Waiting an assessment from the Valuation Office.

Legal Costs

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

Viewing

By appointment through the joint agents.



Steven Jagers

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