

For Lease

Light Industrial



Unit 8

Maguire Industrial Estate, 219 Torrington Avenue,
Coventry CV4 9HN

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

3,930 Sq Ft
£28,409 Per Annum

Key Features

- Established Industrial Park
- Easily Accessible via public transport links
- Ready to Go
- W/C and Kitchen
- 4m Eave Height
- New Roller Shutter
- New Sky Lights, W/C's, LED Lighting
- Secure Lean-to



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Location

3.7 miles from Coventry City Centre and ring road. 0.8 miles from the A45, 6.3 miles from the A452. With close proximity to Screwfix, Costco Coventry, Pace Petrol Station & Public transport links along Torrington Ave.

Description

Corner warehouse for lease with new roller shutter and skylights. This property white boxed with a new roller door, skylights, W/C's, Windows, LED Lighting, painting and general upgrades to the property. The property benefits from a three-phase electric, gas and water supply. The internal eave height is 4m. The overall size is 23m x 14.8m with parking at the front of the unit.

Accommodation

Area	Sq Ft	Sq M
Warehouse	3,693.81	343.15
Lean-to	235.25	21.85
Total	3,930	365.1

Business Rates

Current Rateable Value: £16,000

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/5507772000>

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Tenure

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

EPC

EPC E

<https://find-energy-certificate.service.gov.uk/energy-certificate/9868-3033-0117-0800-5495>

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

Current service charge figure of £768 Per Annum

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include.

Corporate structure and ownership details;
Identification and verification of ultimate beneficial owners;

Satisfactory proof of the source of funds for the

Buyers/ funders/lessee

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

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

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



Rob Lord

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

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07385 663 147

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