

For Lease

Business Park



Unit 10

Albion Enterprise Park, Endemere Road, Coventry
CV6 5PY

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 1,367 Sq Ft
£ £18,000 Per Annum

Key Features

- Mezzanine floor fitted
- Allocated parking
- Electric loading door
- Prime Midlands location
- 1.5 miles from J3 M6



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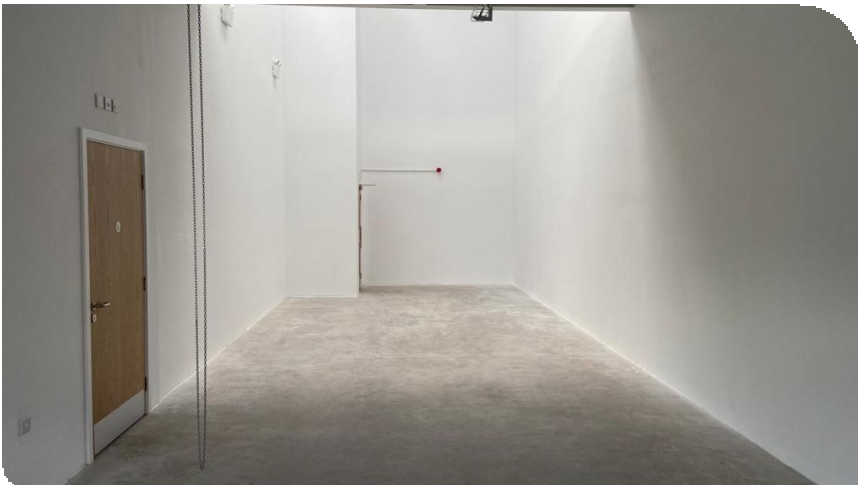


02476 308900



office@bromwichhardy.com

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Location

The site is located in north Coventry, approximately two miles south of Junction 3 of the M6 motorway, providing direct access to Birmingham, and 1.5 miles north of Coventry City Centre. Endemere Road is close to many of Coventry's major industrial parks, with Prologis Park and Bayton Road Industrial Estate two and three miles away respectively. Gallagher Retail Park is approximately one mile east and is home to a range of shops and food outlets.

Description

Unit 10 is suitable for a range of uses such as manufacture, logistics and trade counter use. Unit 10 benefits from an electric up-and-over loading door, pedestrian entrance and glazing at first floor level and mezzanine floors.

Accommodation

Area	Sq Ft	Sq M
Unit 10	1,367	126.99
Total	1,367	126.99

Tenure

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

EPC

Further information available upon request.

VAT

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

Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.



**Unit 10, Albion Enterprise Park, Endemere Road,
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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



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.



Mark Booth

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

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



Charlie Glover

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

024 7630 8900

charlie.glover@bromwichhardy.com



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