

**INDUSTRIAL / TRADE UNIT**



**25 ENDEMERE ROAD, COVENTRY, CV6 5PY**

To Rent: £80,000 per annum

9,908 sq ft (920.48 sq m)

## Description

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Unit 25 comprises a good quality warehouse / trade counter unit. Having recently undergone light refurbishments, the property benefits from modern first floor office accommodation, with WC and kitchen facilities at ground floor level. There is LED lighting, three phase power and a gas supply. Externally, there is an electric roller shutter door and all external doors and windows are secured with shutters. The unit also provides a generous yard and parking area.

## Summary

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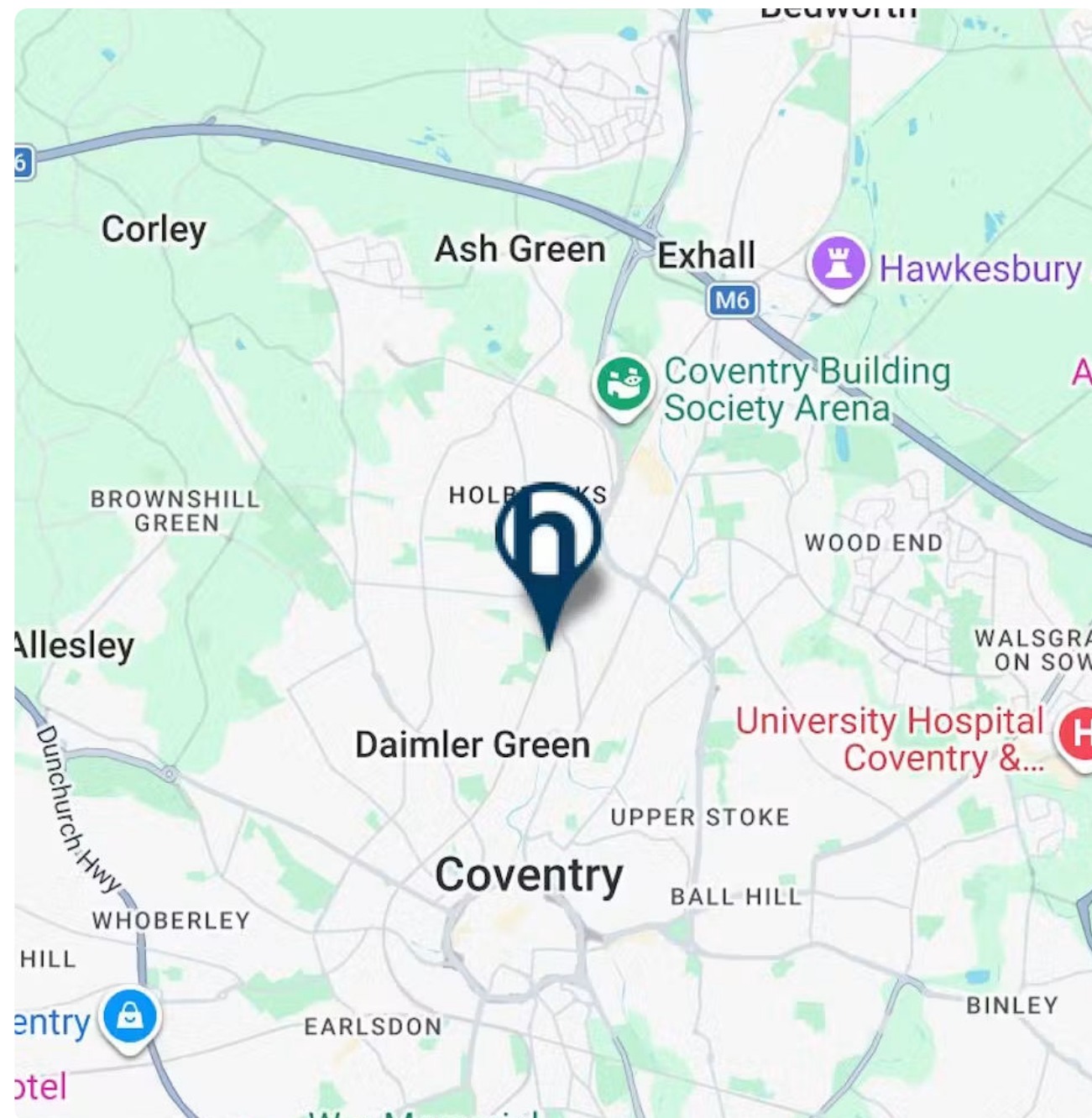
- 2.5 miles from J3 M6
- Trade counter location
- Popular industrial estate
- Minimum eaves height approximately 4.3m
- Ground level loading
- Open plan first floor office accommodation



## Location

The property is located on the Albion Industrial Estate, approximately 2.5 miles south of the M6 Motorway (Junction 3). The M6 and M1 intersection is located approximately 15 miles east of the property. Coventry City Centre is located approximately 2 miles south of the properties.

Local occupiers include Howdens, Travis Perkins, Enterprise, Coventry Building Products and Hertz.



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## GALLERY



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## ACCOMMODATION

| NAME                          | SQ FT | SQ M   | RENT | AVAILABILITY |
|-------------------------------|-------|--------|------|--------------|
| Ground - Warehouse            | 8,009 | 744.06 | -    | Available    |
| Ground - Office, WCs, kitchen | 957   | 88.91  | -    | Available    |
| 1st - Office, WC, kitchen     | 942   | 87.51  | -    | Available    |
| Total                         | 9,908 | 920.48 |      |              |

## TERMS

Available by way of a new lease on terms to be agreed.

## RENT

£80,000 per annum

## EPC

D (80)

## VAT

Applicable

## BUSINESS RATES

Rateable Value: £52,000  
Rates Payable: £24,960 per annum

## LEGAL FEES

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/09/2026

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney 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.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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## JOINT AGENTS

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