

For Lease

Light Industrial



BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

Unit 1

Swallowgate Business Park, Holbrook Lane, Coventry
CV6 4BL

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📦 23,398 Sq Ft

£ £293,000 Per Annum

Key Features

- ▶ Ideally located 2.3 miles from J3 M6
- ▶ Excellent yard space
- ▶ Two Level Access Doors
- ▶ 8m to Minimum Eaves
- ▶ High Bay Warehouse Lighting
- ▶ Good Quality Office Accommodation



Unit 1, Swallowgate Business Park, Holbrook Lane,
Coventry, CV6 4BL



Location

Unit 1 Swallow Gate Business Park is located on Holbrook Lane, a well-established industrial location in Coventry. It is approximately 2.5 miles north of the City Centre and is 2.3 miles from Junction 3 of the M6, this in turn provides great access to the M1, M40, M42, M69 and M45 motorways. Notable occupiers nearby include Unipart, Dulux and Huws Gray. The Coventry Building Society Arena and Arena Park Shopping Centre are also in the local vicinity which provides great local amenities.

Description

Unit 1 Swallow Gate Business Park is ideally located just 2.3 miles from Junction 3 of the M6 and represents a rare opportunity to acquire good quality secondary light industrial warehousing in Coventry. The unit is of steel portal framed construction with part brickwork and part insulated composite cladding elevations. It is surmounted by an insulated pitched roof with a minimum eaves height of 8m rising to 11m at the pitch. The warehouse is accessible via two level access doors and benefits from good natural light as well as a comprehensive high bay lighting system. The rear concrete surfaced yard provides excellent loading capacity. To the front elevation the building contains good quality office accommodation at first floor level with a mixture of meeting room and open place space. The undercroft has been fitted out to include a canteen, reception, WC facilities, changing room and offices. The building also benefits from it's own car park.



Accommodation

| Area | Sq Ft | Sq M |
|------------------------------------|---------------|-----------------|
| Ground Floor Warehouse and Offices | 21,088 | 1,959.08 |
| First Floor Offices | 2,310 | 214.6 |
| Total | 23,398 | 2,173.67 |

Tenure

The building is available by way of assignment of the current leasehold interest. The current lease expires on the 16th June 2024.

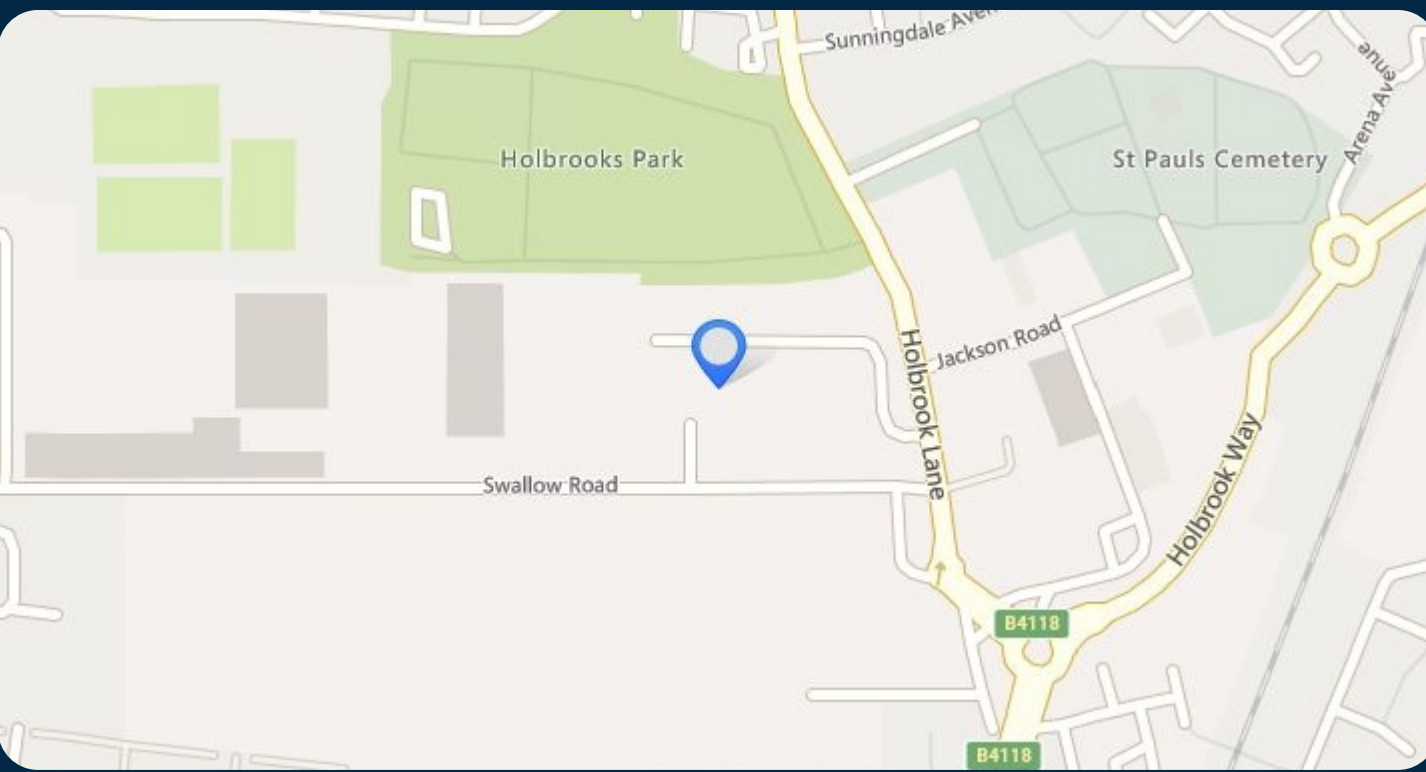
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**Unit 1, Swallowgate Business Park, Holbrook Lane,
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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



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.



Tom Bromwich

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

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Mark Booth

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