

For Lease

Light Industrial



## Unit 3B

Swallowgate Business Park, Holbrook Lane, Coventry  
CV6 4BL

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024 7630 8900  
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5,115 Sq Ft  
£77,000 Per Annum

## Key Features

- Ideally Located 2.3 miles from J3 M6
- One Level Access Door
- 8m Eaves
- First Floor Office Accommodation
- 6 Parking Spaces
- Available by way of a new lease



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## Location

Swallowgate 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

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with a pitched, profile clad roof incorporating translucent roof lights. The unit benefits from an eaves height of c. 8m.

Office accommodation is provided at first floor level, incorporating LED lighting. Externally there is a concrete yard to the front providing demised parking for 6 cars.

## Business Rates

This property has a rateable value of £37,250.

## Tenure

The property is available by way of a new lease for a term of years to be agreed.

## EPC

E110



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### 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 or our join agent Cushman & Wakefield.



#### Mark Booth

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

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#### Tom Bromwich

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