

# 2a Longford Road Industrial Estate

Coventry CV6 6BP

Warehouse | 25,500 ft<sup>2</sup>



EPC Rating A



Gated yard access



LED Lighting



WC and kitchen facilities



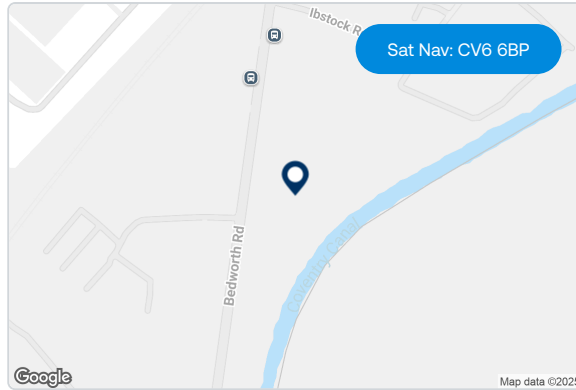
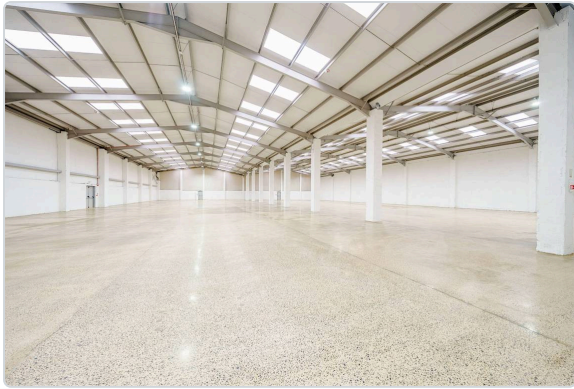
250 kva power supply



24/7 access

Available to Let





## Description

The building is of steel portal frame construction. It consists of a large production warehouse accessible via two level access doors with 2,182 sq ft of office space. It benefits from its own demised car parking and loading yard area to the front. The building was comprehensively refurbished in 2022 to include new roof and drainage guttering, new goosewing grey external cladding, double glazed windows, electric level access doors, new asphalt surfacing to access road and parking / yard area, refurbished kitchen, LED lighting, recarpeting of office space and redecoration throughout.

## Location

The building is located on Longford Road only 0.5 miles from Junction 3 M6 within an established commercial area. It benefits from unrivalled accessibility not only to the national motorway network, but also locally via the A444 with direct links to central Coventry (5 miles south) and Nuneaton (5 miles north)



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 2A	Warehouse	25,500	Immediately
Total		25,500	

## Further information

**EPC**  
Rating A

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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