

# Kingfield Road Trade Park

Coventry CV1 4DW

Warehouse | 4,939 ft<sup>2</sup>



Industrial trade counter



24-hour access 7 days a week

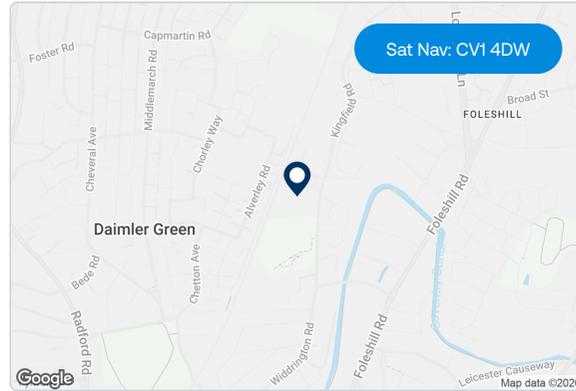


On-site parking and service yard



Established trade park

Available to Let



## Description

The property provides a recently refurbished mid-terraced unit of steel portal frame construction with brick and lined profile clad elevations and lined roof. The property has trade entrance with a maximum height to eaves of 5.75m. There is a steel roller shutter door 4.8m width x 4.8m height and roller shutters to all doors and windows. There are male and female WC's, reception and office. Externally there is ample car parking to the front elevation.

## Further information

**EPC**  
EPC is available upon request.

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**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.

## Location

Kingfield Road Trade Park is approximately half a mile due north of Coventry city centre accessed off either the B4113 Foleshill Lane via Cash's Lane, or via the B4118 Lockhurst Lane. Other occupiers on the estate include Denmans, City Plumbing, Screwfix, Garrard Waters and Wolseley.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 5	Warehouse	4,939	Immediately	4,585
Total		4,939		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT and insurance. Please note that rent payment may not be due monthly.

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# Mileway

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