

# Albion Industrial Estate

Coventry CV6 5NT

Warehouse | 6,893 - 8,721 ft<sup>2</sup>



Roller shutter door access



Popular industrial location

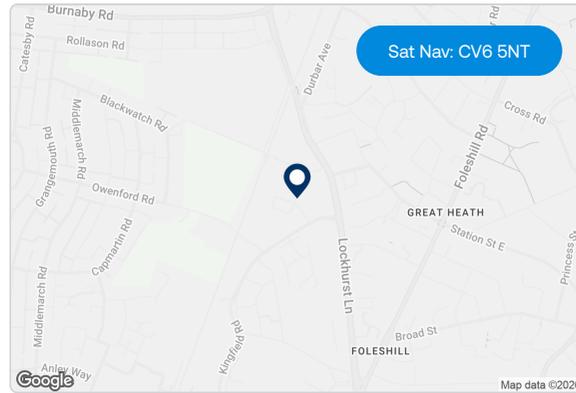


4.7m eaves height

Available to Let



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## Description

Unit 27 extends to approximately 8,721 sq ft, benefiting from roller shutter door access, a forecourt for convenient loading and parking, and a generous working height of around 4.7m. The accommodation also includes ancillary office space, providing a practical mix of warehouse and administrative facilities, well-suited to a range of business operations.

## Location

The site is located in north Coventry, approximately two miles south of Junction 3 of the M6 motorway, providing direct access to Birmingham, and 1.5 miles north of Coventry City Centre. Endemere Road is close to many of Coventry's major industrial parks, with Prologis Park and Bayton Road Industrial Estate two and three miles away respectively. Gallagher Retail Park is approximately one mile east and is home to a range of shops and food outlets.

## 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.

[Book a viewing](#)

**Mileway**

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 16	Warehouse	6,893	Immediately	4,750
Unit 27	Warehouse	8,721	Immediately	5,850
<b>Total</b>		<b>15,614</b>		

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