

# 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

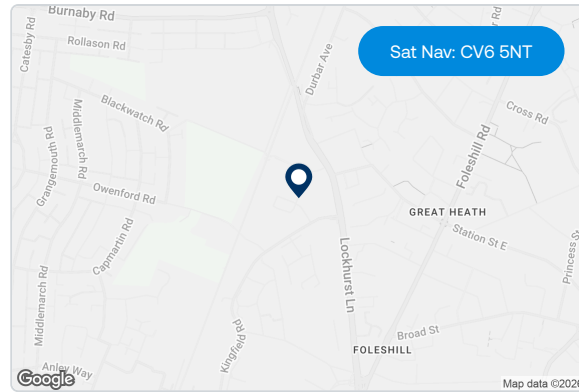


Under Refurbishment

Available to Let



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## Description

Located within a popular and well established industrial area, Albion Industrial Estate offers two refurbished industrial units available to rent. Both units benefit from dedicated parking, roller shutter door access and integrated office space. Suitable for industrial, storage, or trade counter use. Unit 16 also includes a secure yard area.

## Further information

**EPC**  
EPC is available upon request.

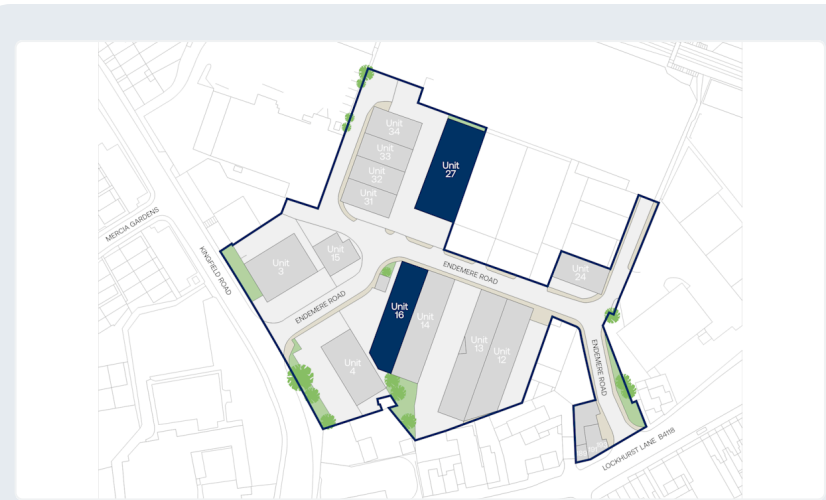
**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**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

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.



## Accommodation:

| Unit         | Property Type | Size (sq ft)  | Availability | PCM Rent (£) |
|--------------|---------------|---------------|--------------|--------------|
| Unit 16      | Warehouse     | 6,893         | Immediately  | 5,150        |
| Unit 27      | Warehouse     | 8,721         | Immediately  | 6,550        |
| <b>Total</b> |               | <b>15,614</b> |              |              |

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# Mileway

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