

Colliery Lane Industrial Estate

Exhall Coventry CV7 9NW

Warehouse | 10,764 ft²



Undergoing full refurbishment



6m Eaves height



Excellent location



Good parking and yard



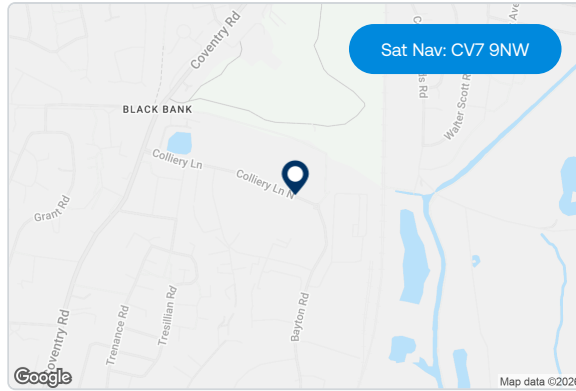
Self-contained premises



Potential for trade use

Available to Let





Description

Located in a well-established industrial area, Unit 13/14 Colliery Lane measures 10,764 sq ft and features a durable steel portal frame construction with a blend of brick and profiled clad elevations. This property provides ample space and height, making it ideal for storage, manufacturing, or distribution purposes. It includes convenient parking at the front and easy access via a roller shutter to the rear with shared open yard space.

Location

The unit is located less than a mile from the M6 and A444, proving great connections to the M69 and A46 and the national motorway network. The property is situated on the extensive and highly popular Bayton Road industrial estate at Colliery Lane approximately 5 miles North of Coventry town centre and approximately 20 miles from the centre of Birmingham.



Further information

EPC
Rating B

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.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 13 & 14	Warehouse	10,764	Immediately
Total		10,764	

[Book a viewing](#)

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