

**INDUSTRIAL, DISTRIBUTION WAREHOUSE, RETAIL - OUT OF TOWN, SHOWROOM, TRADE COUNTER TO LET**



**FOLESHILL ROAD, COVENTRY, CV1 4NA**

To Rent: £292,848 per annum

34,606 sq ft (3,215 sq m)

## Description

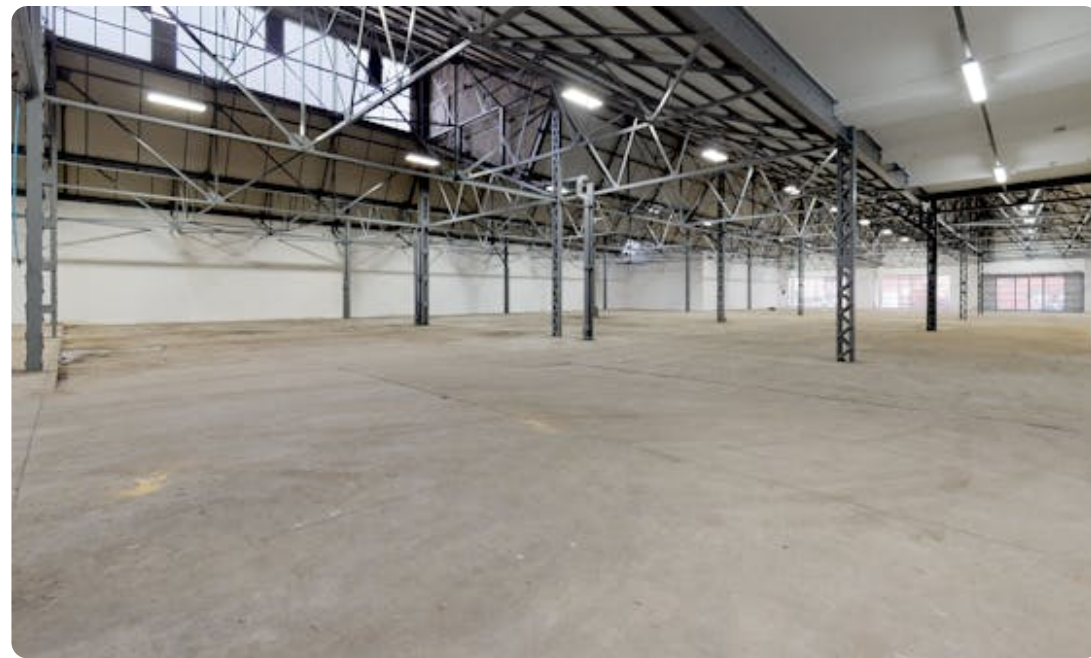
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The available property includes a substantial multi-bay retail warehouse, formerly inhabited by Magnet homestores. The property has recently been fully refurbished both internally and externally and presents very nicely. The building is of steel portal frame construction with brick elevation under a pitched roof, with 5.35m Eaves height. The property is split into three separate sections with the right hand part being the main retail warehouse, with 4 large display windows across 19m of frontage on to the Foleshill Road. The main section includes offices with a toilet block, raised storage area to the rear, mezzanine level office and a small storage area. The central section is more warehouse, again with office and toilets to the front, with roller shutter access. The left hand section is again retail showroom with kitchen, toilets and roller shutter access to the front. To the rear of the property is some external storage and another small storage block. The property currently has 65 parking spaces, with half of the front space securely gated. Total site size 1.187 acres.

## Summary

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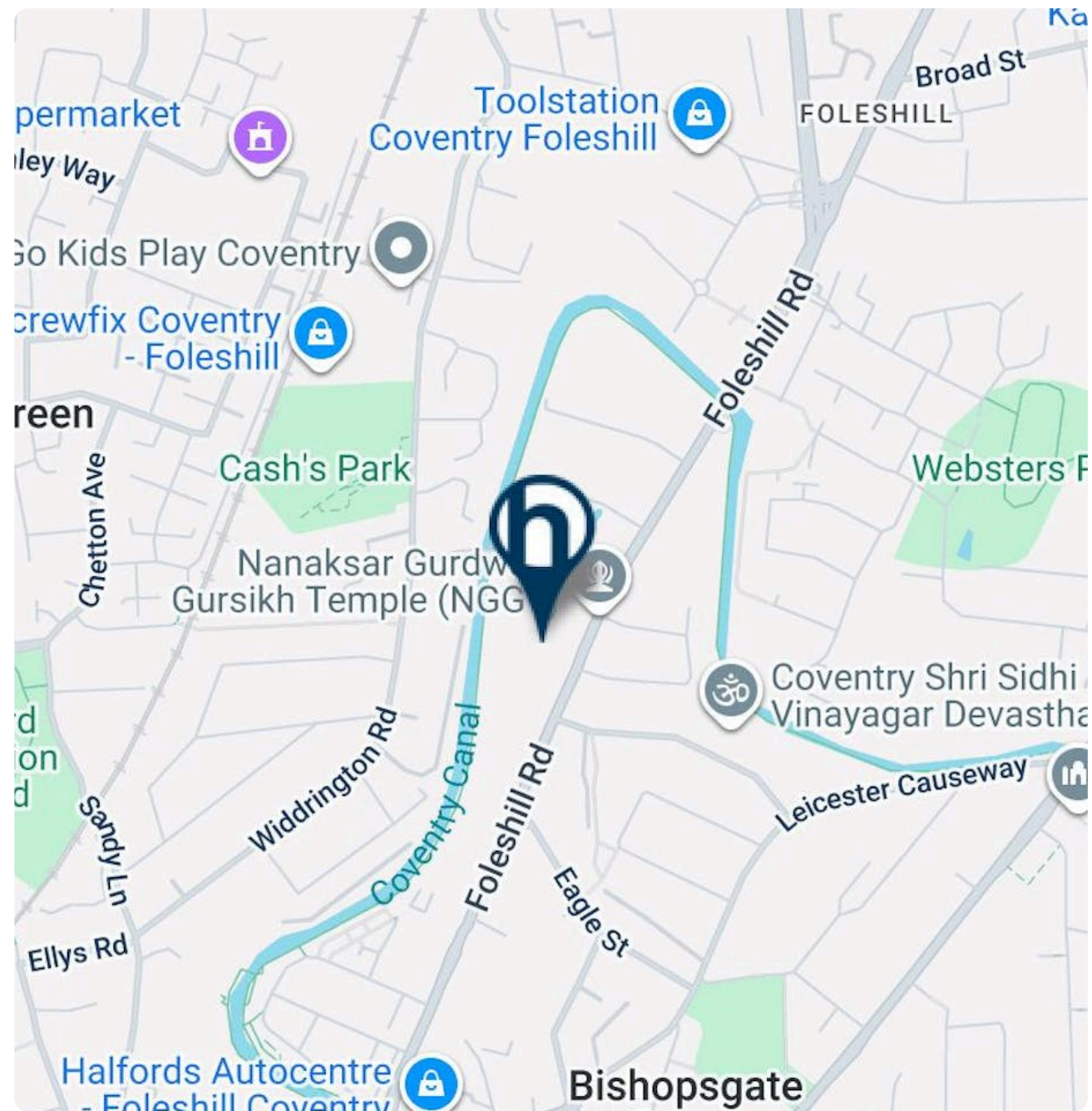
- High Profile Roadside Retail Warehouse
- Opportunity To Let as a whole or in parts
- Change of use possible, application for D2 consent underway
- High Visibility on to B4119 Foleshill Road
- 19m Showroom Frontage with 4 Display Windows
- 65 parking spaces wit



## Location

The property directly fronts the busy Foleshill Road, which connects within a mile south to Coventry City central ring road and 1.5 miles north to the A444, which connects directly with the M6 Motorway at Junction 3. Thereafter excellent connections to the national motorway network. Coventry City central train station is within 5 minutes drive.

Adjacent to the unit is a well used Kwik Fit, with the property sitting centrally within a high density residential area.



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## Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

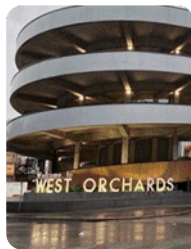
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km<sup>2</sup>

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.

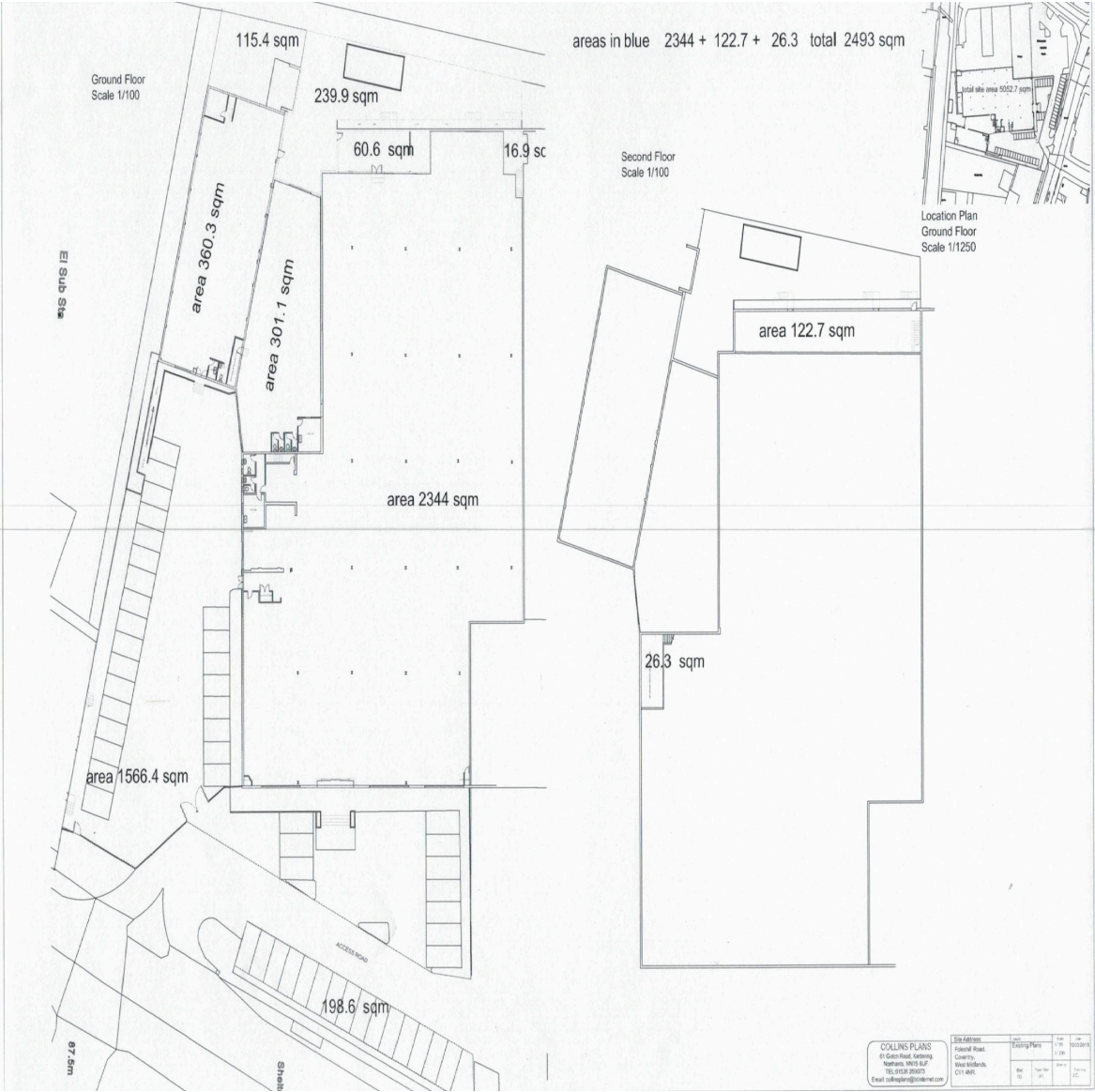


## GALLERY



## GALLERY





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## RENT

£292,848 per annum

## EPC

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## BUSINESS RATES

Rates Payable: £140,000 per annum

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT



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