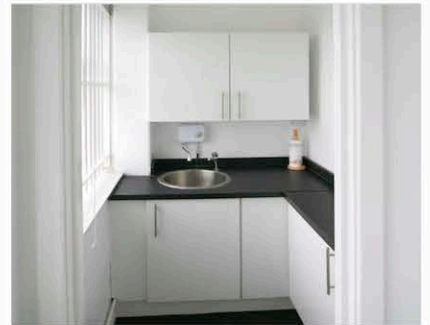


RETAIL / OFFICE  
SPACE

TO LET

130-132,  
WALSGRAVE ROAD  
CONVENTRY



## ADDRESS AND SIZE

130-132 Walsgrave Road, Coventry CV4 9HN

Office, 2,900 Sq.Ft  
Shop, 1,300 Sq.Ft

## SUMMARY

Shop on a retail parade and office accommodation above to let.

## VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

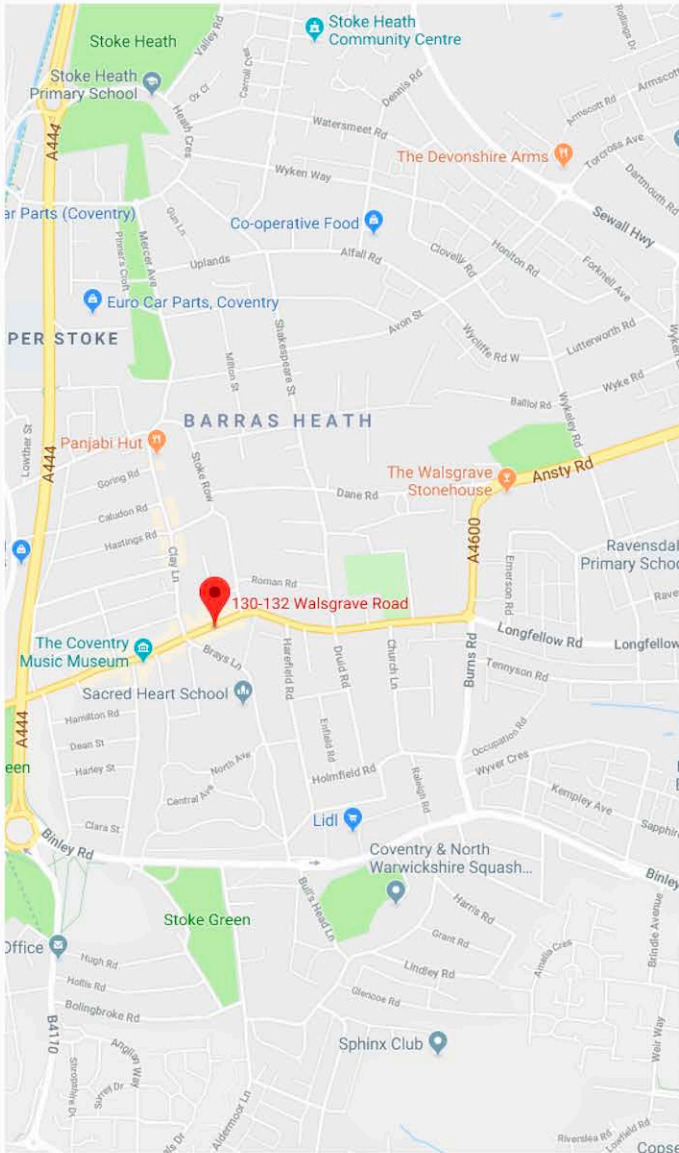
## GET IN TOUCH

☎ 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business space to let throughout the UK



## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000  
 pallmallestates.co.uk  
 High value, low cost, flexible business space to let throughout the UK

## DESCRIPTION

Set in a retail parade within a mile of Coventry city centre, Walsgrave Road is an excellent facility for any company looking to expand their operations, or a start-up looking for a great-value location in which to build their business.

Comprising both a retail unit and office space, Walsgrave Road has everything your firm needs to get started. Rather than trying to manage an office and your retail unit separately - an approach that is practically guaranteed to effect efficiency - you can keep all of your operations under one roof. The property itself has a number of excellent facilities in place. There are loading and service facilities available at the rear, which is ideal if you regularly accept or send deliveries. There is also demised car parking in place, perfect for both employees and customers.

## LOCATION

Transport links to the property are excellent. As well as central Coventry, Walsgrave Road is also within easy reach of both the M1 and the M6, offering direct access to major cities such as Leicester, Birmingham and Nottingham. Rail links from Birmingham New Street, meanwhile, will take you all over the UK - perfect for any business looking to build up new relationships.

## APPROXIMATE DRIVING DISTANCES

Birmingham	18 miles
Leicester	26 miles
Nottingham	53 miles
Northampton	41 miles

## UNIT SIZES

	Sq ft	Sq m
Office	2,900	269
Shop	1,300	120

## FEATURES

- Loading and service facilities at the rear of shops
- Demised car parking

## LEASE TERM

Flexible lease terms are available on application

## TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. December 2014.