

Coventry.

Units 2/3 & 8 • 229 Torrington Avenue • Coventry • CV4 9HN



Unit 8



Unit 8

to let

SPACE FOR BUSINESS FLEXIBLE TERMS

- Value for money business space in one of Coventry's most popular commercial locations
- Flexible lease terms and incentives
- Good communication links to Coventry city centre, Warwick; Leamington Spa; Rugby and Birmingham
- Good access to A45, M40, M45, M6, M69

Population: Coventry: 306,700 West Midlands: 5,366,700

THE PALL MALL PROMISE

With over 380 properties in 108 locations currently providing workspace for over 300 businesses we understand just how crucial to the well being of your company is the cost of running your business property. Our objective is to help your business succeed – whether your company is a fledgling start up business or well established and looking to expand or even downsize.

Our customer focussed approach to leasing commercial property can be summed up in one word Flexible.

Talk to Pall Mall first.

INDUSTRIAL/WAREHOUSE/TRADE COUNTER SPACE

9,022 to 9,494 sq ft (838 to 882 sq m)

Pall Mall
0121 288 0000

**UNBEATABLE
RENTS**

Location

The property is situated off the A45 Fletchamstead Highway which gives direct access to Birmingham and to the M45 link to the M1 motorway. The city centre is approximately 2 miles distant. Access to the M40 and the M69 is via the A46 which is approximately 3 miles from the property.

Description

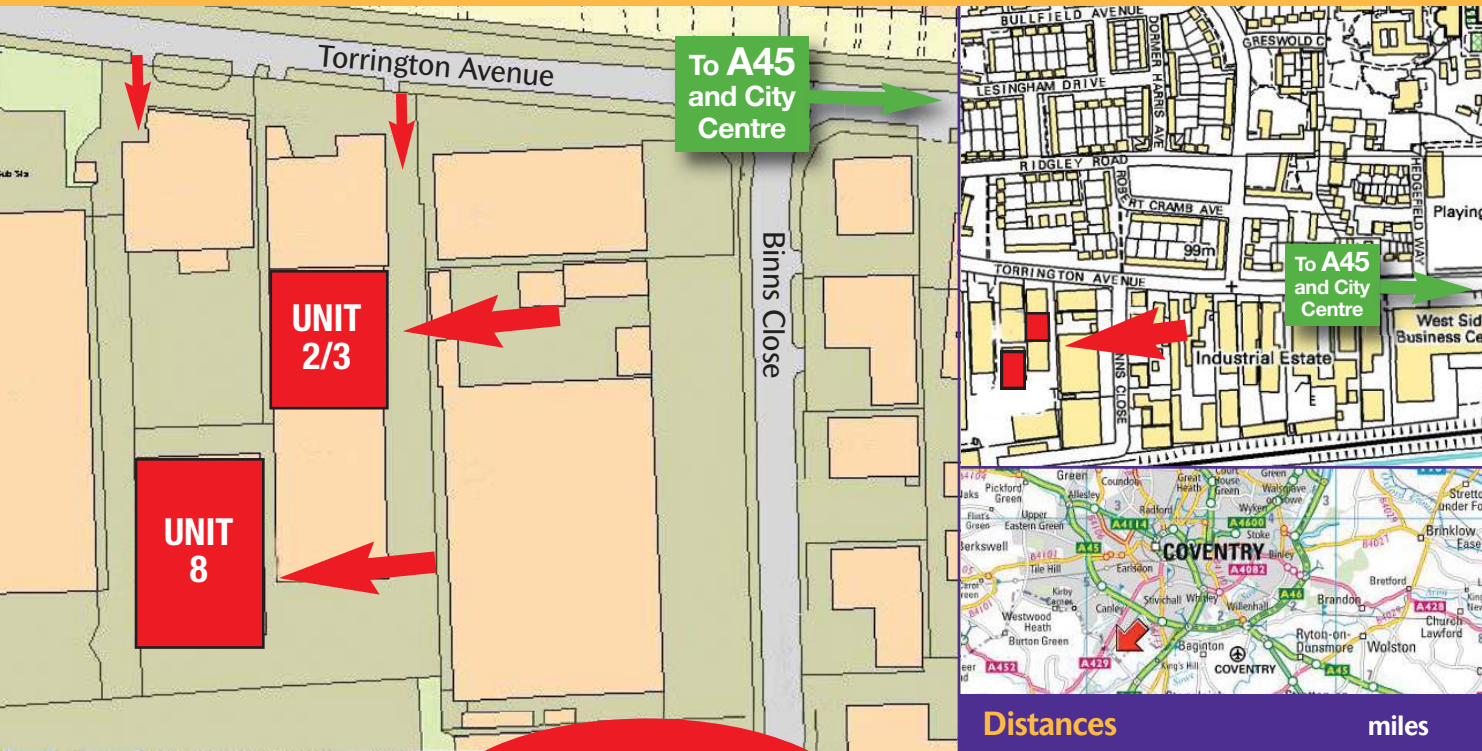
The estate at 229 Torrington Avenue comprises of a number of small to medium sized terraced industrial units with Nos.2 and 3 currently available and a larger detached unit (No. 8) also available. Units 2 and 3 have been combined and comprise two workshop areas with two storey offices to the front. The offices are connected over both Units 2 and 3 with the main entrance to these offices being from Unit 2.

Units 2/3

The unit construction is mainly of brick with corrugated lined sheet roof. Access to workshop areas is via roller shutter doors through Unit 3. There is roller shutter door access to the front of the building. Car parking and transport servicing is to the front of the units.

Units 8

Unit 8 is a typical general purpose self contained single portal building of brick and cladding. The unit has several integral offices of which some are demountable and can be modified to suit the requirements of the ingoing tenant. There are two roller shutter door access points.



Distances miles

| | |
|----------------------|----|
| Coventry city centre | 2 |
| M6 junction 3 | 7 |
| Leamington Spa | 6 |
| Warwick | 7 |
| M40 junction 15 | 10 |
| M42 junction 6 | 11 |
| M45 junctions 1 | 15 |
| Birmingham | 19 |
| Leicester | 31 |
| M40 junction 15 | 10 |
| London | 95 |

Accommodation

Unit 2

| | Sq ft | m ² |
|---------------------|--------------|----------------|
| Main Floor Area | 2,953 | 275 |
| First Floor Offices | 620 | 58 |
| Total | 3,573 | 333 |

Unit 3

| | | |
|---------------------|--------------|------------|
| Main Floor Area | 2,426 | 225 |
| First Floor Offices | 294 | 27 |
| Total | 2,720 | 252 |

Unit 8

| | |
|-------|-----|
| 9,494 | 882 |
|-------|-----|

Eaves Height

Information Required.

Fixtures/Fittings

The units are fitted with fluorescent lighting, heating and male/female toilets.

Local services

A public bus service runs along Torrington Avenue. Coventry city station provides regular direct links to London Euston (fastest journey time 57 minutes) and to Birmingham New Street (fastest journey time 22 minutes).

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Business Rates

Interested parties should make their own enquiries with the local authority Coventry City Council 024 7683 3333.

Viewing

By prior arrangement with the agents – contact details below.

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All Enquiries to:

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RENTS**

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Property Matters

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