

TO LET
FOLESHILL ROAD
COVENTRY
WEST MIDLANDS
CV1

CHARTERED SURVEYORS
Reeves & Partners
PROPERTY CONSULTANTS

**THE FORMER MAGNET SHOWROOM
AND TRADE WAREHOUSE**
3,132 Sq M (33,719 Sq Ft)



- High profile main road location adjoining Kwik Fit
- Direct frontage to Foleshill Road B4119
 - Large showroom frontage
- Substantial hard-surfaced parking and delivery areas to rear warehousing
 - NEW LEASE AVAILABLE

RENT: Offers based upon £200,000 p.a.

Regulated by



Viewing: Strictly by prior arrangement with Reeves & Partners

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Foleshill Road, Coventry, WEST MIDLANDS

LOCATION

The property directly fronts the busy Foleshill Road, a principal arterial road, approximately 1 mile north of the City Centre. There is good access via the A444 Phoenix Way to Junction 3 of the M6 and the Midlands motorway network.

The building adjoins Kwik Fit within a high-density area comprising a mix of commercial and residential property.



DESCRIPTION

A substantial multi-bay retail showroom and warehouse with offices, trade counter and stores. Roller-shutter vehicle access to rear/side.

Double glazed front windows with internal security screens. Suspended ceiling to showroom.

TOTAL FLOOR AREA

3,132 Sq M (33,719 Sq Ft)

Showroom area: 598 Sq M (6,441 Sq Ft)

TENURE

New FRI Lease available on multiples of 5 years.

SERVICES

All mains services are connected.

RATEABLE VALUE

£204,000.

VAT

VAT is applicable to the rent.

EPC

E, 106.

VIEWING

By prior arrangement through Reeves & Partners.

