

**To Let**

**£5.75**  
Per Sq Ft

# Refurbished Production and Logistics Unit Coming Soon

**24,550 Sq Ft (2,280.69 Sq M)**



Unit 2A, Longford Road Industrial Estate, Bedworth Road,  
Coventry, Warwickshire CV6 6BP

## Property Highlights

- Close proximity to J3 M6.
- Easy access to Coventry City Centre
- Good quality office space
- Two loading doors
- Minimum Eaves Height of 6m
- WC and Kitchen facilities



Sam Cooper



02476308900



07973 632 353



sam.cooper@bromwichhardy.com

[www.bromwichhardy.com](http://www.bromwichhardy.com)

## Location

The building is located on Longford Road only 0.5 miles from Junction 3 M6 within an established commercial area. It benefits from unrivalled accessibility not only to the national motorway network, but also locally via the A444 with direct links to Coventry (5 miles south) and Nuneaton (5 miles north).

## Description

The building is of steel portal frame construction. It consists of a large production warehouse accessible via two level access doors with 2,182 sq ft of office space. It benefits from its own demised car parking and loading yard area to the front.

The building is undergoing a comprehensive refurbishment to include; new roof and drainage guttering, new goosewing grey external cladding, double glazed windows, electric level access doors, new asphalt surfacing to access road and parking/yard area, refurbished kitchen, LED lighting, recarpeting of office space and redecoration throughout.

## Services

All mains services are connected.

## EPC

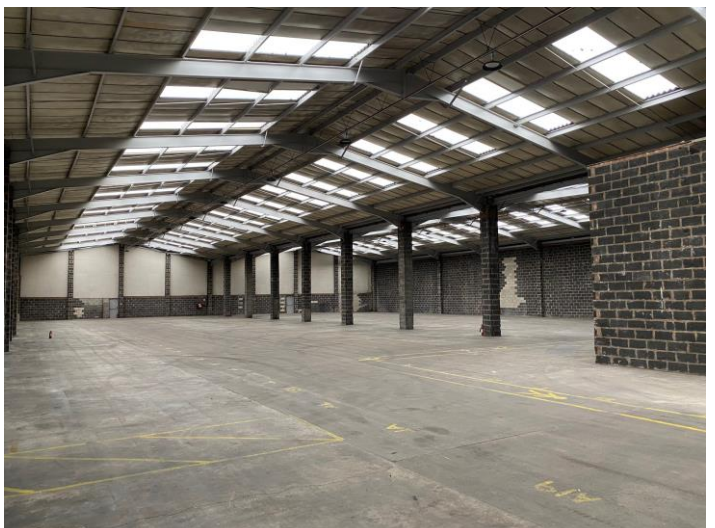
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## Viewing

Strictly by appointment with the agent Bromwich Hardy.

## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.





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