

# UNITS 25 & 26

## ENDEMERE ROAD

COVENTRY, CV6 5PY



**TO LET**  
**TWO NEWLY REFURBISHED**  
**TRADE COUNTER / INDUSTRIAL UNITS**

UNIT 25  
**10,026** SQ FT  
UNIT 26  
**9,936** SQ FT





## PROPERTY HIGHLIGHTS

- 2.5 Miles from J3 M6
- Trade counter location
- Two self- contained industrial / trade counter units
- Minimum eaves height approximately 5m
- Ground level loading
- Open plan first floor office accommodation

## LOCATION

The properties are located on the Albion Industrial Estate, approximately 2.5 miles south of the M6 Motorway (Junction 3). The M6 and M1 intersection is located approximately 15 miles east of the property. Coventry City Centre is located approximately 2 miles south of the properties.

Local occupiers include Howdens, Travis Perkins, Enterprise, Coventry Building Products and Hertz.

## DESCRIPTION

The properties comprise of two terraced industrial trade counter buildings of steel frame construction with brick elevations. Each unit has a roller shutter door and there is a loading yard and car parking area to the front.

Internally the units comprise of ground and first floor office accommodation to the front of the property with warehouse storage to the rear.

## ACCOMMODATION

Description	Sq Ft	Sq M
Unit 25	10,026	931.44
Unit 26	9,936	923.08

## BUSINESS RATES

To be reassessed following refurbishment works. All interested parties are recommended to enquire with the local authority.

## TENURE

Available on new lease terms.

## EPC

Currently under review following refurbishment works.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this matter.



## VIEWING

Strictly by appointment with the joint agents on behalf of

**TheWigleyGroup**



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