

**Mileway**

# 2a Longford Road Coventry

Available to Let  
Warehouse  
25,500 sq ft

Coventry City Centre 5 miles south



Gated yard access



LED Lighting



WC and kitchen facilities



250 kva power supply

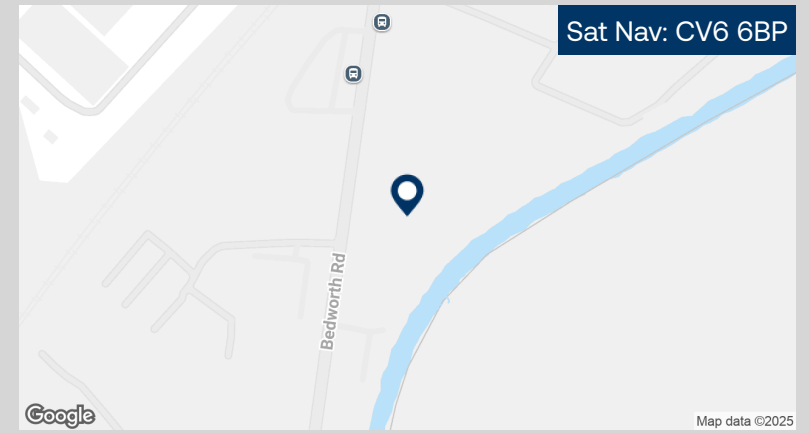


24/7 access



# 2a Longford Road

Unit 2A, Longford Industrial Estate Coventry CV6 6BP



## 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 was comprehensively refurbished in 2022 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.

## 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 central Coventry (5 miles south) and Nuneaton (5 miles north)

## EPC

EPC A

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**  
**Angelo Constantinou**  
 midlands@mileway.com  
 0121 368 1760

**Bromwich Hardy**  
**Ed Bunbury**  
 ed.bunbury@bromwichhardy.com  
 07385 662 520

**Savills**  
**Chris Hobday**  
 chris.hobday@savills.com  
 07552 558551



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 2A	Warehouse	25,500	Immediately
Total		25,500	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.