

## TO LET

## SURPLUS WAREHOUSE/STORAGE AND OFFICES

Argyle House, Collingwood Road, Earlsdon, Coventry CV5 6HW



**7,500 (696.75) - 16,958 SQ FT (1575.36 SQ M)**

- Located in Earlsdon, circa 1 mile west of Coventry City Centre
- 1-5 year Lease term available
- Availability may also be considered on a temporary basis by way of Licence (minimum 6 months)
- All-inclusive rent. Base rent £3.50 sq ft plus contribution to rates and utilities

## Location

The property is located in Earlsdon approximately 1 mile to the west of Coventry City Centre. The premises are situated in a residential area on the junction of Collingwood Road and Hawkins Road.

The property benefits from a yard area but there is also the benefit of free on street parking.

## Description

The surplus accommodation consists of the full warehouse with mezzanine floor and main office areas along the front elevation of the property.

The available space was formerly associated with the clothing trade. Currently mainly on the first floor (but also ground floor) are hanging rail systems/conveyor to shunt goods up to the first floor. The hanging rail system also doubles up as a shelving system. There is an abundance of Dexion shelving throughout the warehouse with the area being fully industrial grade carpeted.

The office areas are currently furnished.

The fitout can either be left in situ for the benefit of an occupier, or alternatively can be removed if required.

The property is connected to electricity, water and drainage.

As the owner of Argyle House will remain in occupation of part, due to the nature of their business, they also have the ability to dispatch and receive goods via B2B and B2C couriers (subject to agreement), which may be advantageous to potential occupiers.

## Accommodation

	sq m	sq ft
Ground Floor Warehouse	521.59	5,615
Lower Level (Basement)	178.8	1,925
Lower Level (Store)	36.6	394
Mezzanine above Ground Floor & Lower Area	578.85	6,231
Ground & First Floor Offices	192.42	2,071
Studio	67.1	722
<b>Total GIA inc Mezzanine:</b>	<b>1575.36</b>	<b>16,958</b>

### Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Rent

An all-inclusive rent. Base rent £3.50 sq ft plus contribution to rates and utilities. Further details available upon request.

## Tenure

The property is available by way of a new Lease for a term of 1-5 years. Availability may also be considered on a temporary basis by way of Licence (6 months minimum).

## Energy Rating

D94. EPC available upon request.

## Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

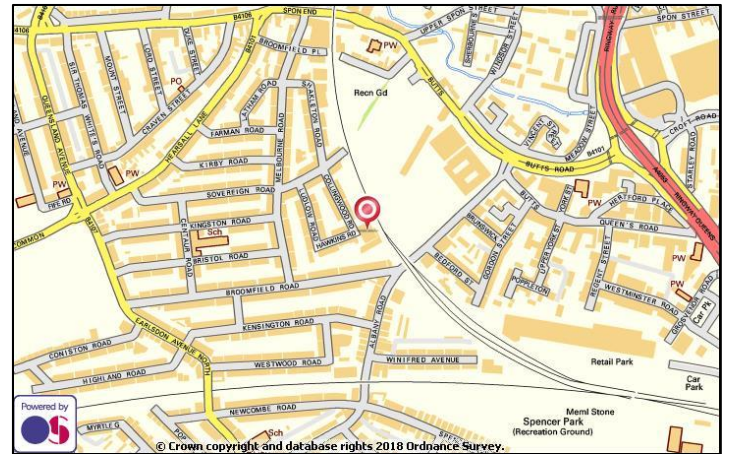
## Viewing

Strictly by appointment with the agent:

**HOLT COMMERCIAL**  
**HOLT COURT**  
**16 WARWICK ROW**  
**COVENTRY CV1 1EJ**  
**T./ 024 7655 5180**

**CONTACT: NICK HOLT**

**E./ [nick@holtcommercial.co.uk](mailto:nick@holtcommercial.co.uk)**



T/ 024 7655 5180  
E/ [agency@holtcommercial.co.uk](mailto:agency@holtcommercial.co.uk)  
W/ [holtcommercial.co.uk](http://holtcommercial.co.uk)

Head Office  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

Birmingham Office  
Victoria House  
114-116 Colmore Row  
Birmingham  
B3 3BD