

Unit 2 Princes Drive  
Coventry Road  
Kenilworth  
CV8 2FD

ehB  
Reeves

# Industrial/Warehouse Unit For Sale

ehB Reeves

Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

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



- Offers in the Region of £400,000
- 4,753 sq ft Including Mezzanine
- 8 Car Parking Spaces
- Three-Phase Electricity
- Excellent Location

Interested in  
this property?

Contact

**Robert Hawkins**

01926 888181

[robert@ehbreeves.com](mailto:robert@ehbreeves.com)



### Location

Unit 2 Princes Drive is located on Princes Drive Industrial Estate which is accessed off the A429 Coventry Road, situated to the north of Kenilworth town centre. This is a long established industrial estate with good access to Coventry (3 miles) and nearby commercial centres. The A45 on the south side of Coventry provides links to the A46 and Midlands motorway network including M1, M5, M6, M40 and M42.

### Description & Accommodation

The property comprises 4,753 sq ft of industrial/warehouse accommodation and is the middle of three units which are constructed of brick and blockwork with a cement asbestos roof incorporating rooflights, surmounted on a steel frame. In addition to ground floor warehouse space there is a large mezzanine area to the side and rear providing additional storage and office accommodation. There are toilets on ground and first floor. There is a roller shutter door to the front of the unit and also access to a reception area via a personnel door. To the front of the property there is a yard, as well as car parking for approximately 8 vehicles.

### Services

All mains services are connected to the property. Three-phase electricity is connected as well as mains water. Interested parties should satisfy themselves in respect of the services supplying the building.

### Planning

B1, B2, B8. However, any interested parties should make their own enquiries to confirm.

### Tenure

The property is to be sold freehold subject to vacant possession.

### Guide Price

Offers in the region of £400,000.

### VAT

VAT is not applicable.

### Rates

The rateable value for the current year is £16,750.

### EPC

TBA

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Viewing

Strictly by prior appointment with ehB Reeves on 01926 888181.



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