



TO LET

**INDUSTRIAL OPEN STORAGE LAND WITH ANCILLARY OFFICES
AND STORES**

IBSTOCK ROAD, COVENTRY, CV6 6JR



4.35 acres

1.76 hectares (approx)

SELF-CONTAINED, GATED AND FENCED INDUSTRIAL OPEN STORAGE FACILITY

EXCELLENT ACCESS TO J3 M6 (0.5 mile approx) & COVENTRY CITY CENTRE (4 miles approx)

SHORT AND LONG-TERM LEASE ARRANGEMENTS AVAILABLE





LOCATION

Ibstock Road occupies a strategic position on the northern edge of Coventry, offering excellent connectivity to the regional and national road network. The property is situated off the A444 providing direct access to Junction 3 of the M6, which in-turn connects to the wider national motorway network.

- M6 Junction 3 – 2 miles
- M69 Junction 1 – 6 miles
- M42 Junction 7 – 9 miles
- Coventry City Centre – 4 miles
- Birmingham City Centre – 20 miles
- Birmingham Airport – 13 miles

DESCRIPTION

The site provides a 4.35 acre self-contained industrial open storage facility with ancillary office and warehouse accommodation.

The site is secure with palisade fence with gates. The site is level concrete surfaced and is serviced by gas, electricity and water. Note, the agent has not tested on site utilities.

The site provides a modern detached building spanning 2 storeys with a pitched roof and cellular layout across both floors with ancillary WC and kitchenette. The offices provides perimeter trunking and fluorescent strip lighting, double glazed windows and gas central heating.

In addition, there is a two-bay warehouse unit of steel portal frame construction with a pitched roof incorporating roof lights and two level access doors.

ACCOMMODATION

	Acres (approx)	Hectares (approx)
Site	4.35	1.76

	SQFT (approx)	SQM (approx)
Offices	2,457	228.33
Stores	2,178	202.42

AVAILABILITY

The site is available by way of a sub-letting of a lease to expire 30th December 2046.

Short and long-term sub-leases are available subject to term and covenant.

Alternatively, an assignment of the lease may be available, subject to covenant.

QUOTING RENT

On application

PLANNING

Interested parties should make their own enquiries to Coventry City Council Planning Department.

VAT

All prices quoted are exclusive of any VAT liability.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

For further information or to arrange a viewing please contact the sole agents:

Harris Lamb

Contact: Nick Empson (07721 816 907)
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Date: July 2026

SUBJECT TO CONTRACT





