



519-521 Foleshill Road, Coventry, CV6 5AU

£18,000 Per annum



- First floor only commercial suite
- Separate entrance (self-contained access)
- Electric, gas, water and business rates included
- Prominent Foleshill Road position within the rent (fair usage applies)
- Flexible layout with multiple rooms/offices
- Kitchenette / staff area
- Shower room / WC
- Ready for immediate occupation
- EPC Rating: D (84)

A well-presented self-contained first floor commercial suite with its own separate entrance (in red), occupying a prominent position on Foleshill Road. The accommodation has been recently refreshed and offers a flexible layout, ideal for a range of occupiers including office, consultancy, training, beauty/treatment, clinic or other service-based uses (subject to any necessary consents).

The suite benefits from bright front-facing rooms, modern floor coverings throughout and useful ancillary facilities including a kitchenette/staff area and shower room/WC, making it practical for day-to-day business use.

