



## 1B St. Lawrences Road, Coventry, CV6 7AE

£20,000 Per annum



- Freehold building with on-site parking; no on-street parking restrictions noted
- Traditional brick construction, pitched tiled roof plus large rear single-storey extension
- 1,948 sq ft total: ground floor 5 offices, goods-in bay, store, kitchen & WC; first floor large open-plan office, kitchenette & 2 WCs. Door to flat roof.
- Services: electricity, water & drainage connected; gas available.
- Scope for alternative use / resi conversion (subject to planning).

The Old Bakery, 1B St Lawrences Road, Coventry CV6 7AE

To Let and may sell

Detached office/industrial with parking – 1,948 sq ft (180.98 sq m). Well-located just off Foleshill Road with swift access to Jimmy Hill Way and M6 J3; surrounding streets are predominantly residential with strong local retail on Foleshill Road.

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