

405 Broad Lane  
Coventry  
CV5 7AX

# INVESTMENT SALE MULTI-LET BUSINESS PARK

Total lettable floor area is 26,854 sq ft



**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

## INVESTMENT SALE

### A MULTI-LET BUSINESS PARK WITH THE OPPORTUNITY FOR RENTAL GROWTH

#### KEY FEATURES



Within close proximity to the national motorway network



Ample shared parking



Long Term Tenants



Tenancy schedule available upon request



Fully occupied

Purchase price  
**£1,950,000**

Gross initial yield  
**7.4%**

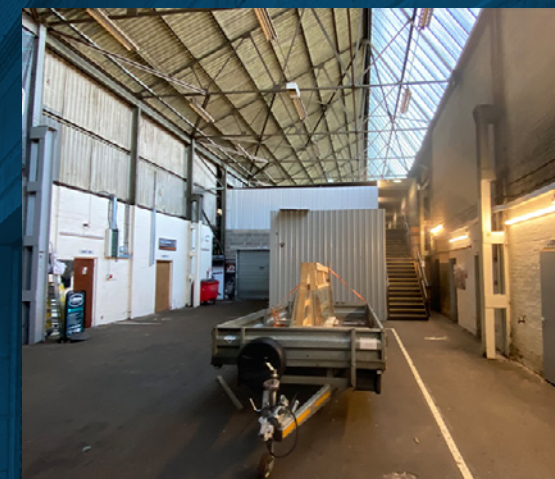
Gross rental income  
**£144,324 per annum**

Total lettable floor area  
**26,854 sq ft (2,432 sq m)**



#### DESCRIPTION

Broad Lane comprises a multi-let business park, home to a variety of uses. The estate contains workshops, office suites and a gym. Both the gym on the ground floor and the first floor offices have recently been refurbished to a good standard. The estate is home to numerous long-term tenants and currently achieves a gross rental income of £144,324 per annum. The total lettable floor area is 26,854 sq ft (2,432 sq m) is fully occupied.



#### LOCATION

The estate is well situated on Broad Lane, just 1.2 miles from the A45 Fletchamstead Highway. Coventry city centre can be accessed in just 7 minutes and junction 6 of the M42 in 10 minutes.



# 405 BROAD LANE IS WELL SITUATED WITHIN EASY REACH OF COVENTRY CITY CENTRE

## VIEWING

By appointment through the sole agent.



**Tom Lea**

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**Mark Booth**

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## EPC

Each unit has a current EPC and copies can be provided.

## VAT

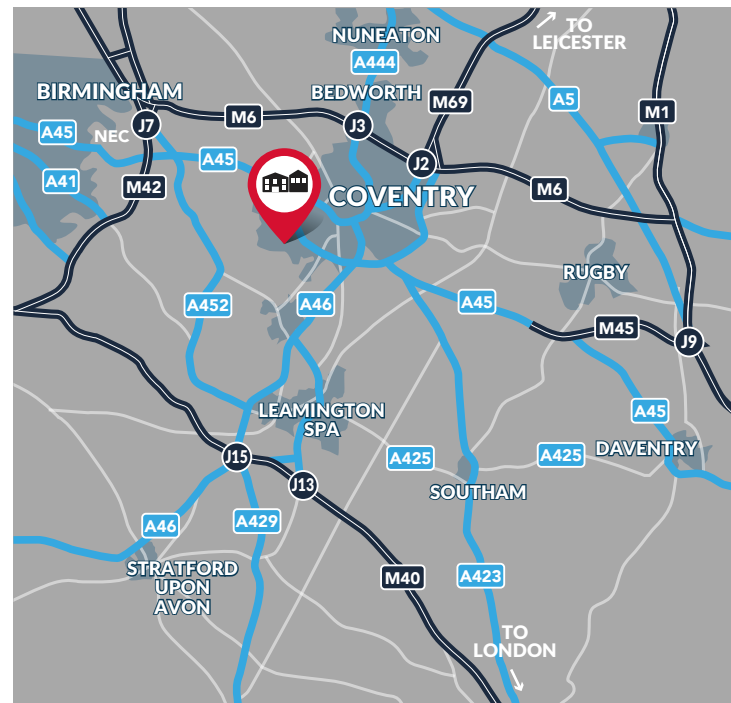
This property is registered for VAT (Value Added Tax).

## LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in this transaction.

## ANTI MONEY LAUNDERING

In accordance with AML regulations the purchaser will need to provide information including the source of funding to complete the purchase.



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cargo  
usage  
scope

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