

**DUE TO RELOCATION**



# For Sale

**Bodmin Road, Coventry, CV2 5DB**

Freehold Industrial / Factory premises with yard and parking  
21,671 sq ft (2,013 sq m) GIA

[avisonyoung.co.uk](http://avisonyoung.co.uk)

**AVISON  
YOUNG**

## Location

The property is located in Coventry, approximately 3 miles northeast of Coventry City Centre in an area almost entirely made up of industrial, warehouse and trade users. Notable nearby occupiers include Murray Uniforms, Dornan Engineering and Garforth & Goodman.

The location provides good links to both the city centre, as well as the wider road network via Clifford Bridge Road and the A4600. Access to both the A46 and Junction 2 of the M6 are each within a few minutes' drive.

Specifically, the property is located on the west of Bodmin Road, close to its junction with Belgrave Road.

## Description

The property provides a detached industrial unit consisting of 3 adjoining steel portal frame bays on a site providing extensive parking to the front and yard area/ loading to the rear. The premises offers the following specification:

- Open plan factory / workshop accommodation
- Quality modern offices and welfare facilities over two floors
- Air conditioning
- LED lighting throughout
- Eaves of between 3.25 m and 4.75 m
- 2x level access loading bays with roller shutter doors
- Excellent natural light via inset roof lights
- Separate warehouse WC's
- Car parking for up to 20 vehicles with limited on-street car parking also available
- 5 EV charging bays
- Power: 150 KVA (with potential to increase)

## Tenure / Terms

The freehold interest is available to purchase with vacant possession possible from Q3/Q4 2024.

Price on Application.

## Rateable Value

Factory & Premises: £97,000

## Energy Performance Certificate

An EPC has been commissioned and will be available upon request.

## Accommodation

Floor Area	Sq M	Sq FT
Factory / Workshop	1,716.45	18,476
GE Offices / Welfare	196.90	2,119
FF Offices	99.91	1,075
<b>Total GIA</b>	<b>2,013.26</b>	<b>21,671</b>

## Services

We understand that the property benefits from mains 3 phase electricity, gas, water and drainage.

## VAT

We understand that the property is not elected for VAT and therefore VAT will not be payable on the purchase price.

## Planning

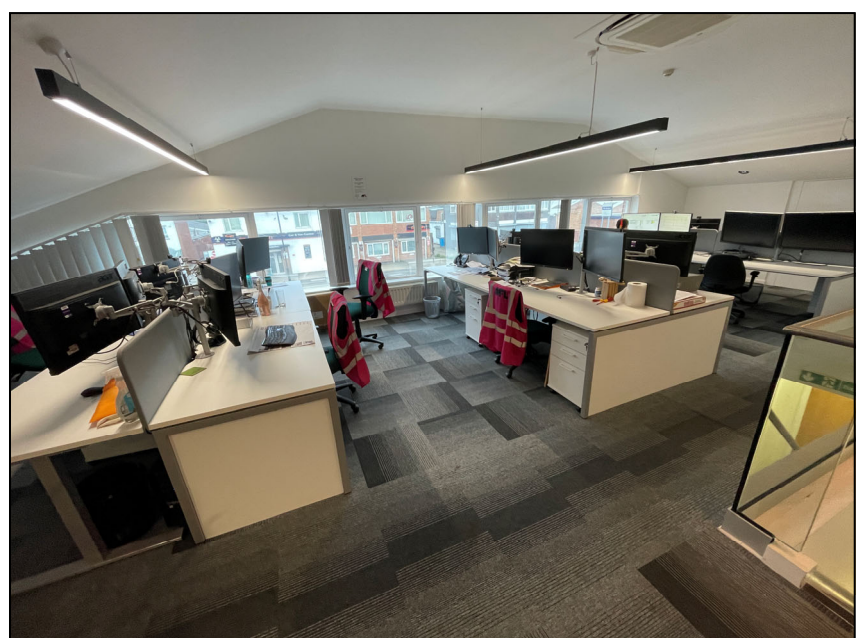
We understand that the property currently benefits from a B2 Use.

## Legal Costs

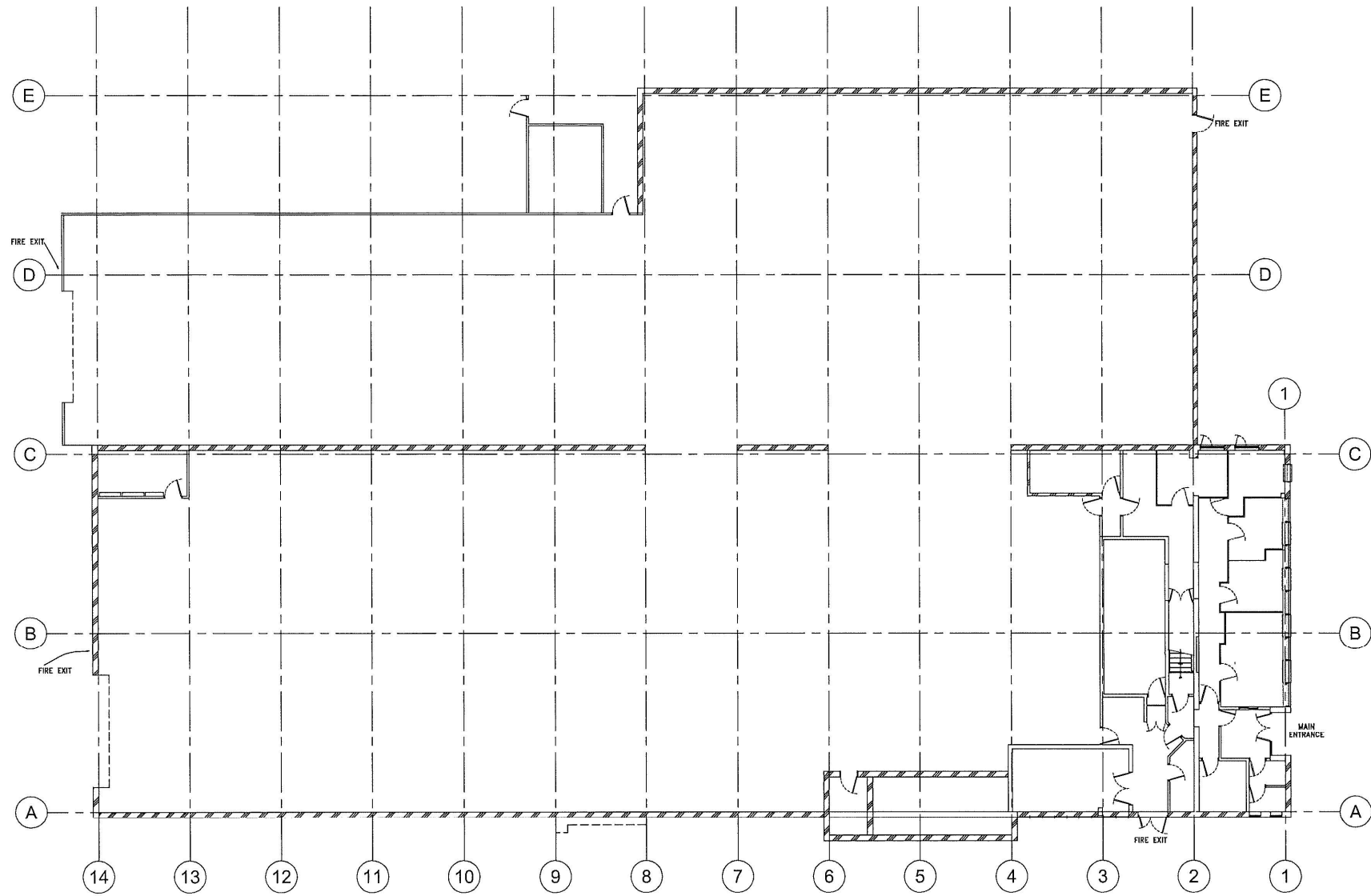
Each party to be responsible for their own legal costs incurred in any transaction.







# Layout Plan



Plan for reference only

# If you would like to know more please get in touch.

## **Chris Hobday**

Associate Director  
+44 (0)7552 558551  
chris.hobday@avisonyoung.com

## **Sam Forster**

Graduate Surveyor  
+44 (0)7552 540 560  
sam.forster@avisonyoung.com

## **David Tew**

Director  
+44 (0)7920 005 081  
david.tew@avisonyoung.com

[avisonyoung.co.uk](http://avisonyoung.co.uk)

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

August 2024

**Visit us online**  
[avisonyoung.co.uk](http://avisonyoung.co.uk)

Orchard Court 4, Binley Business Park, Coventry, CV3 2TQ

© Avison Young (UK) Limited. All rights reserved.

**AVISON  
YOUNG**