

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

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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

The property benefits from the following EPC rating:

B43

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
Total GIA	2,013.26	21,671

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.

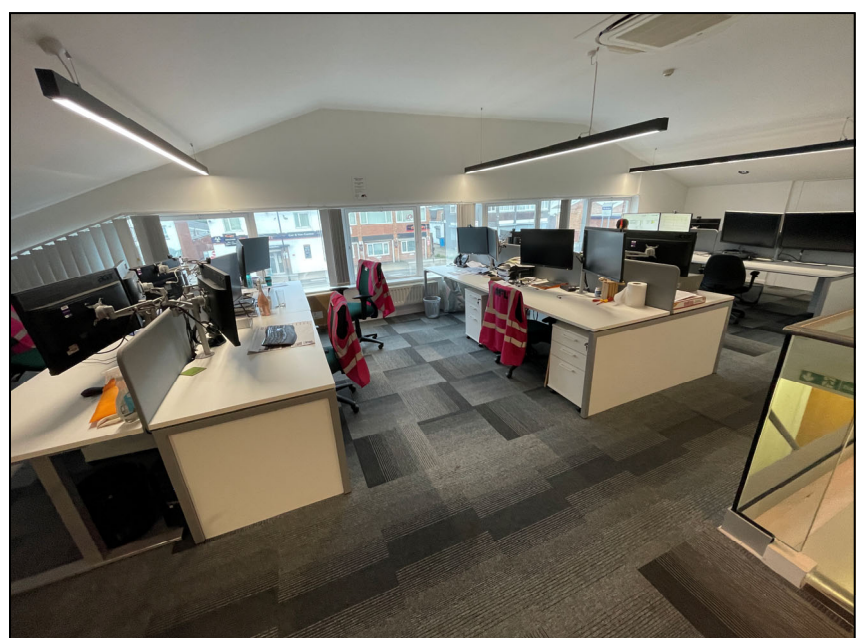
Planning

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

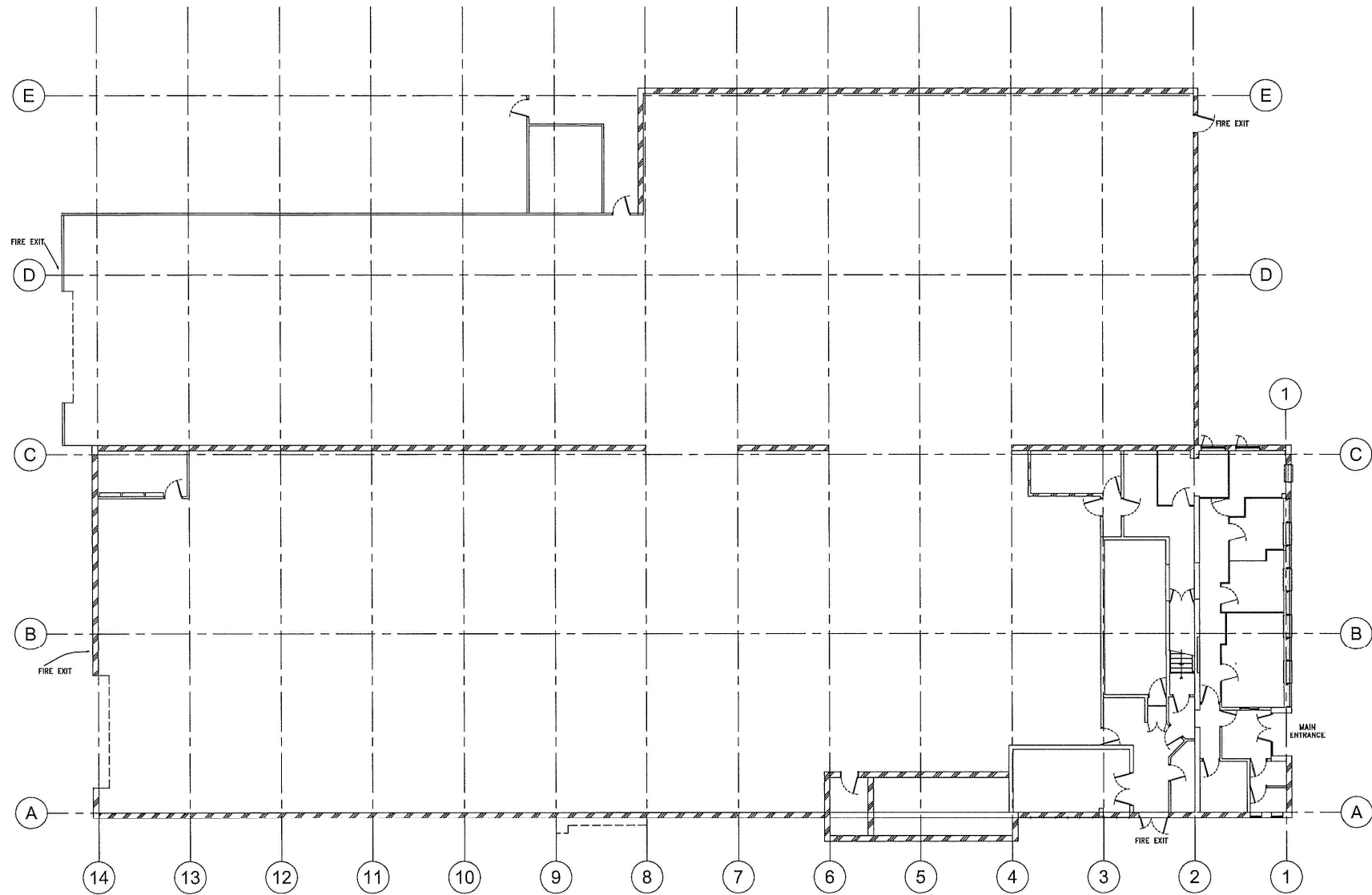
Legal Costs

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.

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- 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.

October 2024

Visit us online
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