

FOR SALE

Albion Industrial Estate Endemere Road, Coventry, CV6 5PY

Purchase Price: Offers around £320,000

Area: 5,114 sqft (475 sqm)

- Detached Industrial/Warehouse Unit
- Offices, Parking And Yard
- Eaves Height Of About 5.59m (18'4")
- Established Estate C 2.5 Miles From M6
- Site Area Of About 0.08 HA (0.21 Acres)



LOCATION:

The premises are situated on Albion Industrial Estate, which is an established industrial/warehouse location circa 2 miles north of Coventry City Centre and about 2.5 miles south of the M6 (J3). The unit is accessed via a private roadway off Endemere Road, which provides a link between Kingfield Road and Lockhurst Lane (B4118). The Coventry to Nuneaton railway line runs close by with Coventry Arena Station and the City's main station about 2 and 2.5 miles distant respectively. Coventry is around 19 miles east of Birmingham, 26 miles south-west of Leicester and about 33 miles west of Northampton.

DESCRIPTION:

The property comprises a predominantly brick built single storey detached industrial/warehouse unit with offices, parking and yard. The main industrial/warehouse area has an eaves height of about 5.59m (18'4") and is set beneath a pitched insulated corrugated sheet roof incorporating translucent roof lights, with the offices/staff facilities section set beneath a flat roof. There is scope for parking at the front of the property with a secure metal gate leading to the side of the building/yard. There are two accesses into the main industrial/warehouse area from the yard, both about 3.02m (9'11") x 3.06m (10'), one with a timber sliding door and the other a manual roller shutter door. The offices/staff facilities section briefly comprises general office/workroom; manager's office; store room; tea point and toilet facilities. Note: it is intended that the fencing removed by the previous occupier (along the northern and eastern boundaries) is to be re-instated, which will provide for a secure yard.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Warehouse/Industrial Area	3,716	345
Offices/Staff Facilities Section	1,398	130
TOTAL	5,114	475

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

The premises are being sold as seen.

SERVICES:

All main services are understood to be installed to the property, subject to connection charges by the utility companies. No tests have been applied.

TERMS:

The premises are available for sale freehold and with vacant possession at offers around £320,000.

LEGAL COSTS:

Each party to pay their own legal costs.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT, if applicable. Please note that VAT will be payable on the sale price.

RATEABLE VALUE:

The premises are understood to form part of a larger assessment (Local Authority Reference: 1F03867501510) and therefore Unit 35 & 36 will require re-assessing for business rates purposes.

EPC RATING: TBC

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk