

FOR SALE

Stoke Row Industrial Estate Coventry, CV2 4JQ

Purchase Price: Offers Around £850,000
Area: 22,206.00 sqft (2,063.00 sqm)

- Freehold Industrial Investment
- Comprising 13 Units
- Fully Let
- Gross Annual Income Currently £73,480
- Site Area Of About 0.32 HA (0.8 Acres)



LOCATION:

The Estate is located off Stoke Row, about one mile from the City's Inner Ring Road and approximately three miles from the M6 (J2) via Dane Road and the A4600 (Ansty Road/Hinckley Road). The premises are also conveniently situated for the A444 with access north to Junction 3 of the M6 (about 4.5 miles). The A46 Warwick Bypass is about four miles distant leading to Junction 15 of the M40 (about 13.5 miles south). The A45 is also readily to hand with access west to the M42 (Junction 6 - about eleven miles) and Birmingham (around twenty-one miles), and east to the M45 (circa eleven miles), and M1 (around nineteen miles). Coventry Railway Station is about two miles distant, with Birmingham Airport around thirteen miles. Coventry has a population of about 360,100 (ONS - 2017 Mid Year Estimates).

DESCRIPTION:

The premises comprise a large detached four bay industrial building constructed principally of brick set beneath corrugated north light sheet roofs. The property has been sub-divided into thirteen units with some currently intercommunicating - internal access has been created between (1) Units 1 and 2, (2) Units 3 and 11, and (3) Units 15 and 16. There are communal toilet facilities, albeit Units 1, 15 and 22 currently have their own facilities. There is parking to the north of the units with further parking/access to the south. It is understood that there are rights of way over the southern accessway in favour of neighbouring occupiers - Solicitors to confirm. All the units are currently occupied, principally by motor trade uses, although the tenant of Units 1 and 2 manufacture and supply rugs. The site occupies an area of about 0.32 hectares (0.8 acres).

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Total GIA (excl. mezzanines)	22,206.00	2,063.00
TOTAL	22,206.00	2,063.00

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenants fixtures and fittings and not mentioned in these details are excluded from any sale.

SERVICES:

Mains electricity, water and drainage are understood to be installed to the Estate, subject to connection charges by the utility companies. No tests have been applied.

TERMS:

The premises are being offered freehold, subject to the occupational tenancies at offers around £850,000. The current gross annual income is £73,480.

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.

RATEABLE VALUE:

We understand that the units are assessed separately for Business Rates purposes with tenants directly responsible with the Local Authority.

EPC RATING: TBC

CONTACT:

To arrange a viewing:

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