

# FOR SALE / TO LET WAREHOUSING WITH YARD AREAS

74,754 sq ft (6,948 sq m)

A444



Units 1-3  
Carlton Road  
Coventry  
CV6 7FL



Units 1A-1B  
St Lawrence Works  
Coventry  
CV6 7FL

**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com



## PROPERTY HIGHLIGHTS

- Extensive and established warehouse accommodation
- Between Coventry City Centre and Junction 3, M6
- Total site area: 2.935 acres (1.188 hectares)

**Available freehold with vacant possession  
Offers in excess of £4,500,000**

**Also available for rent at £400,000 pa**

## LOCATION

The property is situated adjacent to the Coventry Canal and also the A444 Phoenix Way in the Foleshill area of Coventry approximately one mile north of Coventry City Centre and two miles south of Junction 3 of the M6 motorway, the two being connected by the A444. The premises are accessed via Foleshill Road and St Lawrence's Road.

## DESCRIPTION

St Lawrence Works form a terrace fronting Carlton Road, Units 1A & 1B being an end section of terrace, having north lit roofing and a working height of 3.56 metres, one loading door at ground floor level and one at dock level.

The remainder are an extensive series of north lit bays with loading and access yards at each end. Working height is generally 4.82m.

**PLEASE NOTE:** The first floor offices are in poor condition and in need of full refurbishment. In the case of a lease, these offices can be refurbished by the tenant or landlord (rent/cost to be agreed), or alternatively, may be removed from the Tenant's repairing Liability.



## ACCOMMODATION

Description	sq ft	sq m
1A & 1B St Lawrence Works	5,811	540
1-3 Carlton Road	68,943	6,408
<b>Total</b>	<b>74,754</b>	<b>6,948</b>
<b>Total Site Area</b>	<b>2.935 acres</b>	<b>1.188 ha</b>

## TENURE

The property is freehold under three titles as follows: MM18020, WM628153, WM627970.

## SERVICES

All mains services are connected including three phase electricity.

## LEGAL COSTS

Each party is to bear their own legal and surveyor's costs incurred in the transaction.

## BUSINESS RATES

Rateable Value (2025): £201,000

## EPC

Units 1 - 3 Carlton Rd - Rated F 140.  
Units 1a & 1b St Lawrence Rd - Rated D 96.  
Copies of the certificates are available upon request.

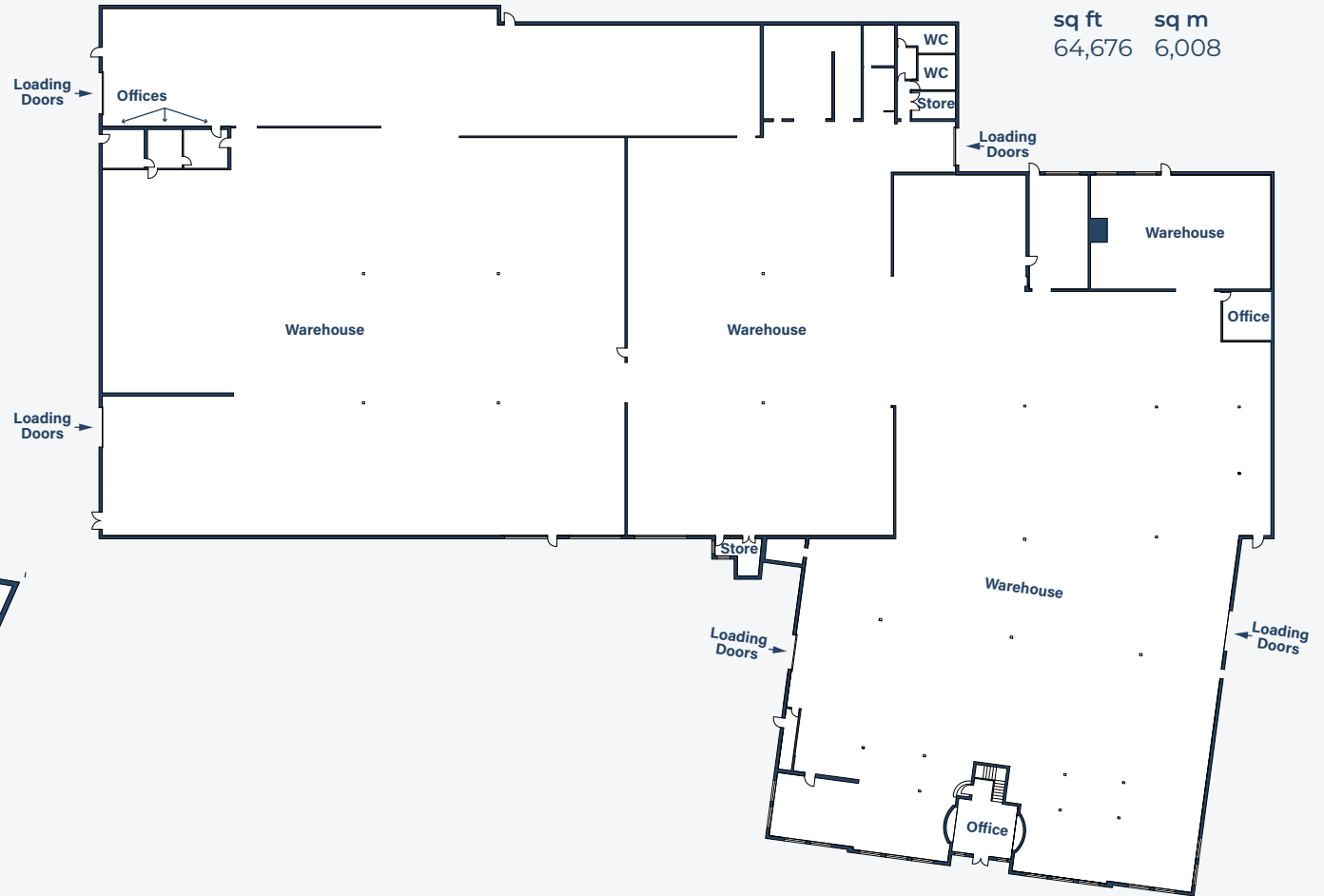
## VAT

VAT will be charged upon the sale.

# FLOOR PLAN

## GROUND FLOOR

sq ft 64,676  
sq m 6,008



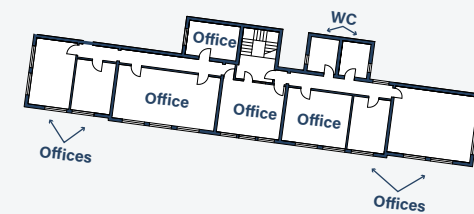
## GROUND FLOOR

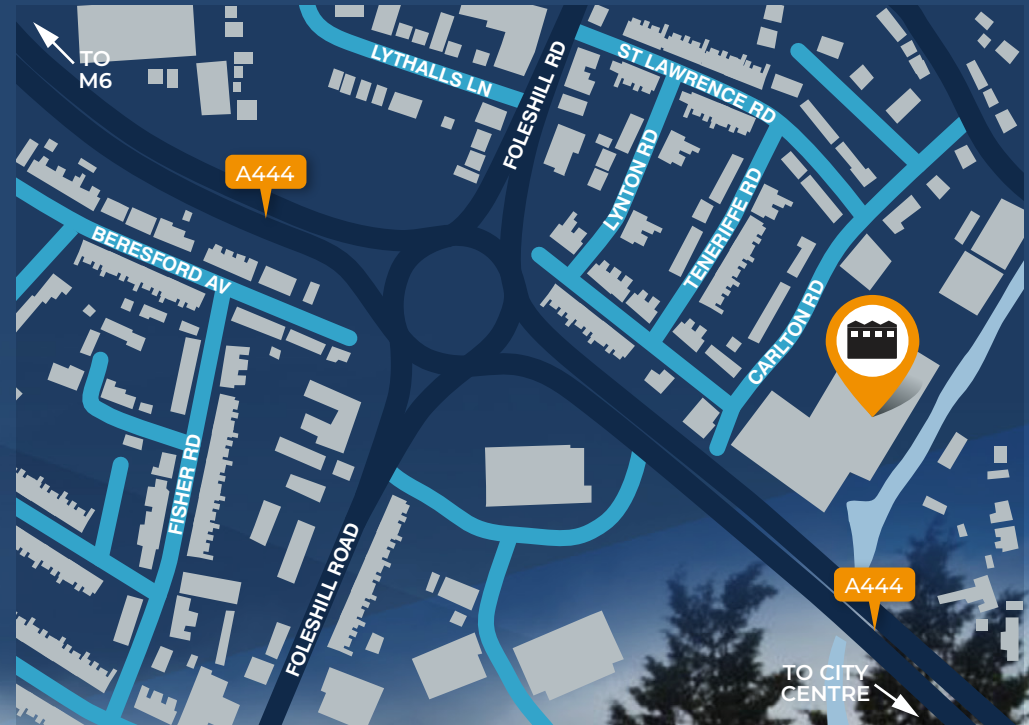
sq ft 5,811  
sq m 540



## FIRST FLOOR

sq ft 3,098  
sq m 287.8





**VIEWING**

By appointment through the sole agents:

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