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For Sale

Freehold Industrial Estate
with Vacant Possession
68,280 sq.ft on a 4.4 acre site

Windmill Industrial Estate, Birmingham Road, Allesley, Coventry, CV5 9QE

Description

The Windmill Industrial Estate has a number of elements albeit with, until recently, a single occupier.

The main building comprises a striking 'art deco' style 1920's block with two storey offices to the front. A rear 'north light' block has been substantially upgraded and reconfigured.

As can be seen on the layout drawings and photos the building has been subdivided to provide a series of high specification design studios, project offices and workshops associated with the previous tenant's automotive design business. All offices and workshops are fully networked with Cat5 communications, air conditioning and the site has excellent fibre connectivity.

The building is of framed construction with brick elevations and truss roofs having a clear working height of 5m. The original roof covering has been over-clad.

The front offices are divided into a series of open plan and modular areas including some attractive period features. The original windows have been sympathetically replaced with double glazed units.

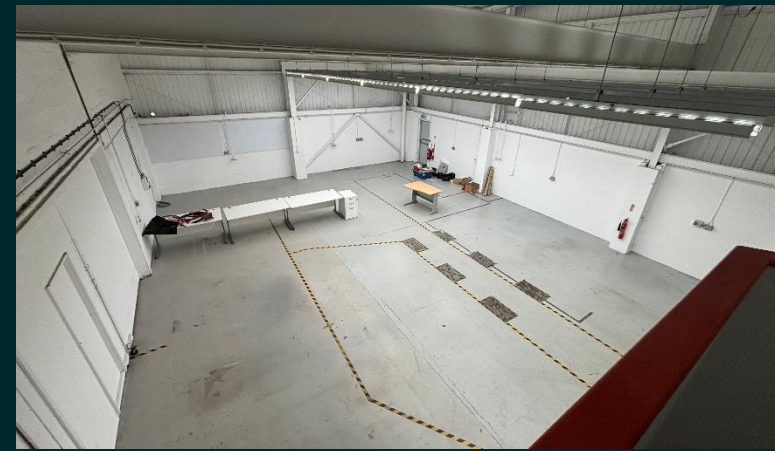
Additional mezzanine offices are also included along with ancillary/WC accommodation at intervals.

To the side and rear are a series of basic workshops and stores including a former bespoke paint shop and covered link block.

A separate block of three adjoining units is located across from a concreted yard. The units are of traditional steel portal frame construction, built in the 1980's. They have a mono-pitch roof with a maximum clear height of 8m. Each has WC's and office, potentially offering separate occupation. All units have their own metered utilities.

Finally close to the main entrance is a detached high quality studio/workshop with brick elevations and truss roof, having an eaves height of 5.6m. This building benefits from its own independent metered utilities.

The site benefits from a single access from the adopted highway with, thereafter generous yardage and parking. The overall site area is 4.4 acres giving a low site density of circa 35%.



Accommodation

Measured gross internal, the various units have the following areas:-

Main Offices (722.8 sq.m.)	7,780 sq.ft.
Mezzanine Offices (286.9 sq.m.)	3,088 sq.ft.
Main Workshop/Studios (2594.2 sq.m.)	27,924 sq.ft.
Side Workshop (5) (440.4 sq.m.)	4,740 sq.ft.
Rear Workshops (6-10) (911.8 sq.m.)	9,815 sq.ft.
1980's Workshops (14-16) (810.0 sq.m.)	8,719 sq.ft.
Front Workshop (2) (577.7 sq.m.)	6,218 sq.ft.
Total GIA (6343.4 sq.m.)	68,280 sq.ft.

A full set of plans, elevations and sections is available on request.

Services

All mains services are connected. There is an electricity substation to the rear of the main workshop. A number of units are sub-metered for gas and electricity.

Location

The estate fronts the A45 close to Allesley, on the western outskirts of Coventry and enjoys prominence to this busy arterial route.

The A45 forms part of Coventry's outer ring road and links o the M42, NEC and Birmingham Airport approximately 6 miles to the west . Coventry city centre is 3 miles to the east and the A45 also quickly links to the M6/M69 and indirectly to the M40 and M1.

Access to the site is via the Rye Hill junction of the A45 and the original Birmingham Road.





Tenure

The property is for sale freehold and with vacant possession.

Proposal

We are instructed to seek offers in excess of £4,500,000.

VAT is applicable.

Please note that the purchase could potentially be transacted by way of a sale of a single asset company.

Rates

The Rateable Value from 1st April 2026 is £177,000

EPC

The following EPC ratings are visible on the national register.

Main Office and Workshop - C73 (exp March 2034)

Unit 14 (1980's block) - E116 (exp March 2034)

Unit 15 (1980's block) - E119 (exp March 2034)

Unit 16 (1980's block) - D99 (exp March 2034)

Unit 5 - C72 (exp March 2034)

Units 6-10 - E112 (expired)

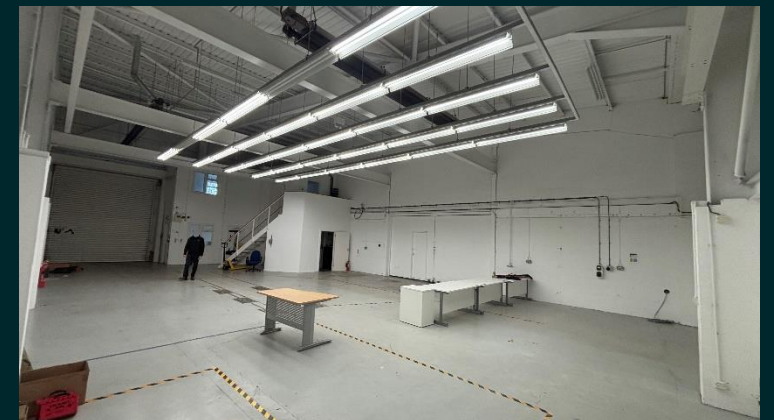
Unit 2 - F133 (expired)

Asbestos

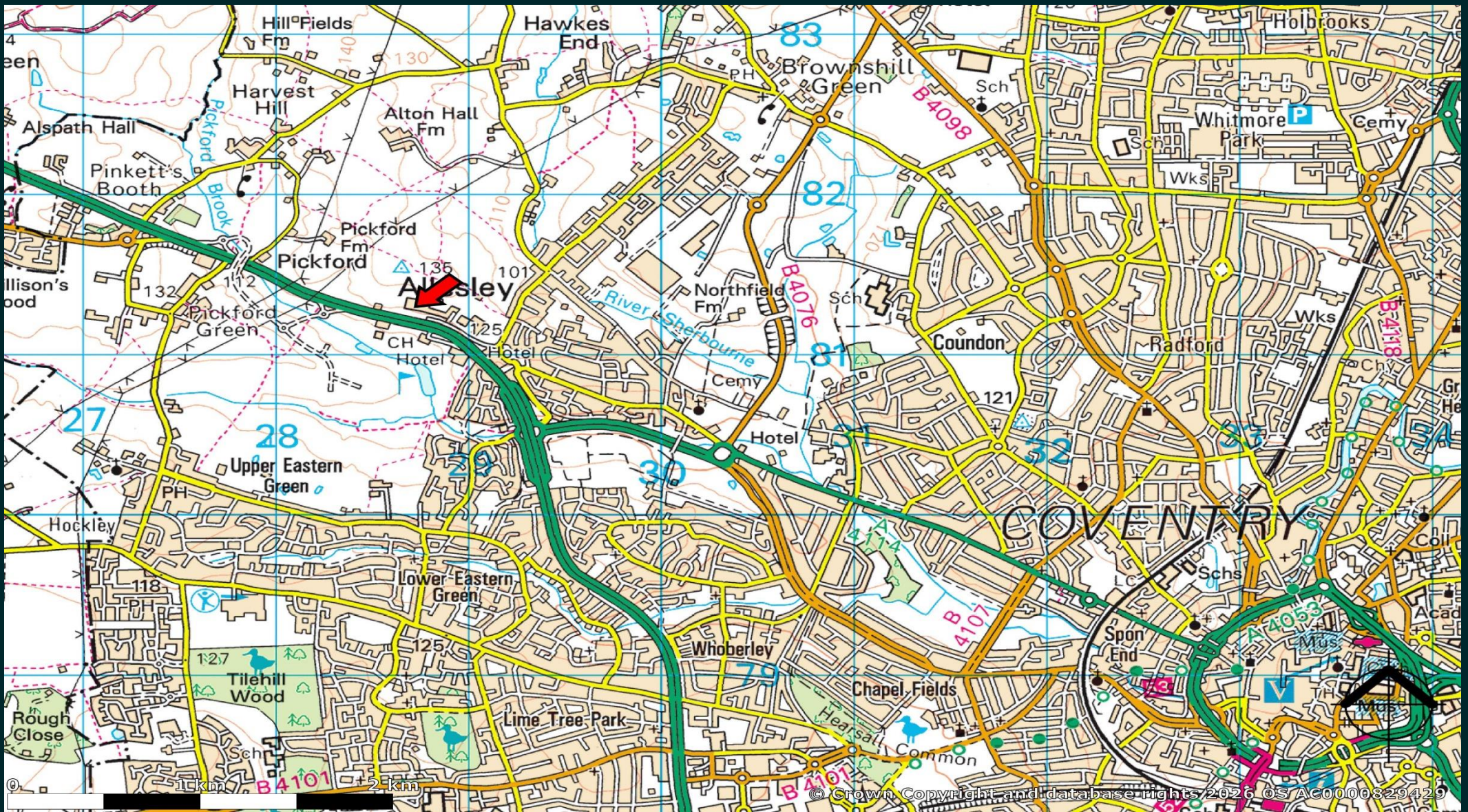
A number of asbestos surveys are available on request.

Walkthrough

[HPL Prototypes - Google Maps](#)







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