

For Sale

Industrial Investment



Technology House

45 Hood Street, Coventry CV1 5PX

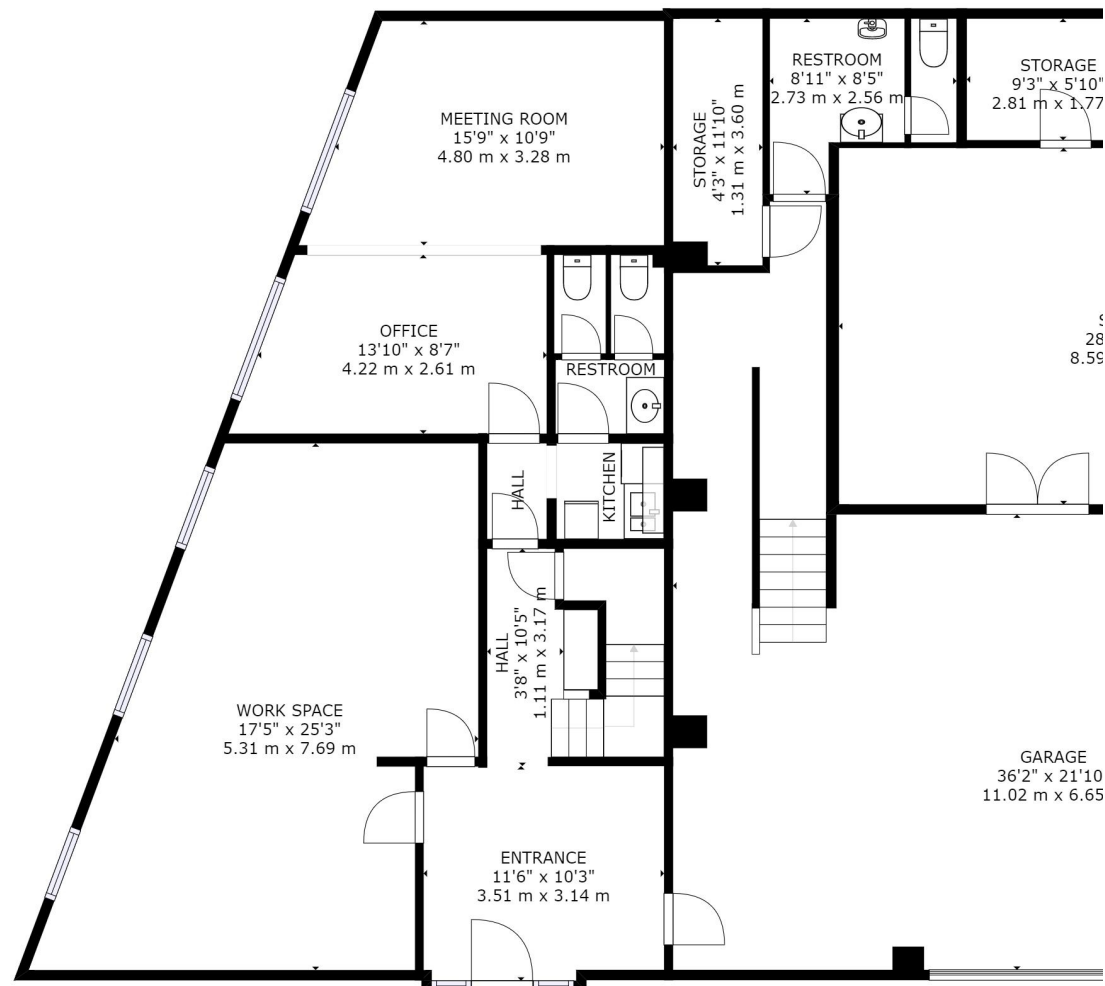
BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 4,557 Sq Ft
£ £465,000 for the Freehold

Key Features

- ▶ Lease expiring in May 2025 - Ideal for own occupier or to relet as an investment.
- ▶ Virtual Tour: <https://my.matterport.com/show/?m=fEMSS9njceg>
- ▶ New roller shutter
- ▶ Secure yard and gated entrance
- ▶ On a prominent estate
- ▶ Ground and First Floor Offices
- ▶ Warehouse and Mezanine
- ▶ Virtual Tour Available

FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 1728 sq ft, 161 m², FLOOR 2: 1787 sq ft, 166 m²
 EXCLUDED AREAS: , GARAGE: 881 sq ft, 82 m²
 TOTAL: 3515 sq ft, 327 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Technology House, 45 Hood Street, Coventry, West Midlands, CV1 5PX



Location

Access for the site is located on Napier Street Industrial Estate.
Google Maps Link: <https://maps.app.goo.gl/9b2xVBHREwNbGRYs5>

Description

The property is a concrete-floored building, with a mixture of brick and breezeblock and a flat felt-covered roof. The property is detached. The unit is generally in good condition with double glazing on all of the internal windows and doors. The internal structure is well-lit with a mixture of natural and artificial lighting throughout, with offices on both the ground and first floor, male and female WC areas and a substantial warehouse with mezzanine and new roller shutter access. The lease is expiring on the 31st of May 2025. Ideal for an owner occupier or to relet for an investment property with ample opportunity to remarket the site. Our ERV for the property is £37,500 PA.

Business Rates

Current Rateable Value: £23,750
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/282286222>

Tenure

Sale of the Freehold.

EPC

EPC D
<https://find-energy-certificate.service.gov.uk/energy-certificate/4603-0861-0579-6911-5149>

VAT

This property is not registered for VAT (Value Added Tax).

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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Not applicable.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

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Charlie Glover

Contact us with any queries about the property or to book a viewing

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