

**FOR SALE**  
**TWO BAY**  
**INDUSTRIAL UNIT**  
**WITH OFFICES**



UNIT C  
BODMIN ROAD  
COVENTRY  
CV2 5DB



**INTERNAL AREA**

**24,222 sq ft**

**2,250.56 sq m**

**SITE AREA**

**0.90 acres**

**BROMWICH**  
**ARDY**  
**024 7630 8900**  
[www.bromwichhardy.com](http://www.bromwichhardy.com)



## KEY FEATURES



Full length crane gantries



Eaves height of 6.62m



Very large loading door



Two bays



Enclosed yard



Two storey central heated offices with air conditioning



High specification W.C. with shower facilities



Located on the popular Abbey Industrial Estate



Available freehold

Offers in the region of **£1,750,000**



**LARGE TWO BAY  
INDUSTRIAL FACILITY**  
with two storey offices



## LOCATION

The property is situated to the western side of Bodmin Road which is an industrial thoroughfare with warehouse and workshop units connecting between Farren Road and Belgrave Road, which connects close by with the B4082 Clifford Bridge Road, near to the junction with the A4600 Ansty Road. The University Hospital, Coventry is close by and there is easy access to the A46 and to Junction 2 of the M6 motorway, approximately one mile to the north.



Freehold with vacant possession



**HEIGHT TO EAVES 6.62m**  
**MAX HEIGHT TO RIDGE 7.7m**  
 steel portal frame construction



## DESCRIPTION

The property comprises two bays of industrial facilities with two storey offices on a regular shaped plot, the bays being of traditional steel portal frame construction with a height to eaves of 6.62m and a maximum height to ridge of 7.7m. The flooring is concrete and elevations are of blockwork with cladding. There are full length crane gantries to each bay, each accommodating two travelling cranes of a variety of 3.2 and 5 metric tonne lifting capacity. The units have sodium lights and frame mounted gas Radiant heaters. To the northern bay is a large concertina sliding loading door 15m width x 5m height.

The two storey office block is of brick construction, incorporating a variety of compartmentalised and open plan office areas with WC's and canteen.

Externally, there is a concrete yard with brick wall boundary and substantial double metal entrance gates. Within the yard is a platform of steel construction providing a gas bottle store below and open mezzanine storage above. There is also a steel framed liquid store with profile metal lean-to roof.

## TENURE

The property is available freehold,  
Title No: WM874063, with vacant possession.

**24,222 sq ft (2,250.56 sq m)**



**FULL LENGTH CRANE  
GANTRIES TO EACH BAY**  
3.2 and 5 tonne lifting capacity

ACCOMMODATION

Unit	Sq Ft	Sq M
Southern Bay	9,798	910.39
Northern Bay	10,156	943.65
Ground Floor Offices	1,917	178.07
First Floor Offices	1,913	177.69
External Platform	282	26.24
Paint Store	156	14.52
Total G.I.A	24,222	2,250.56
Total Site Area	0.90 acres	0.364 ha

BUSINESS RATES

Rateable Value: £122,000  
Rates payable (2024/2025): £66,612

EPC

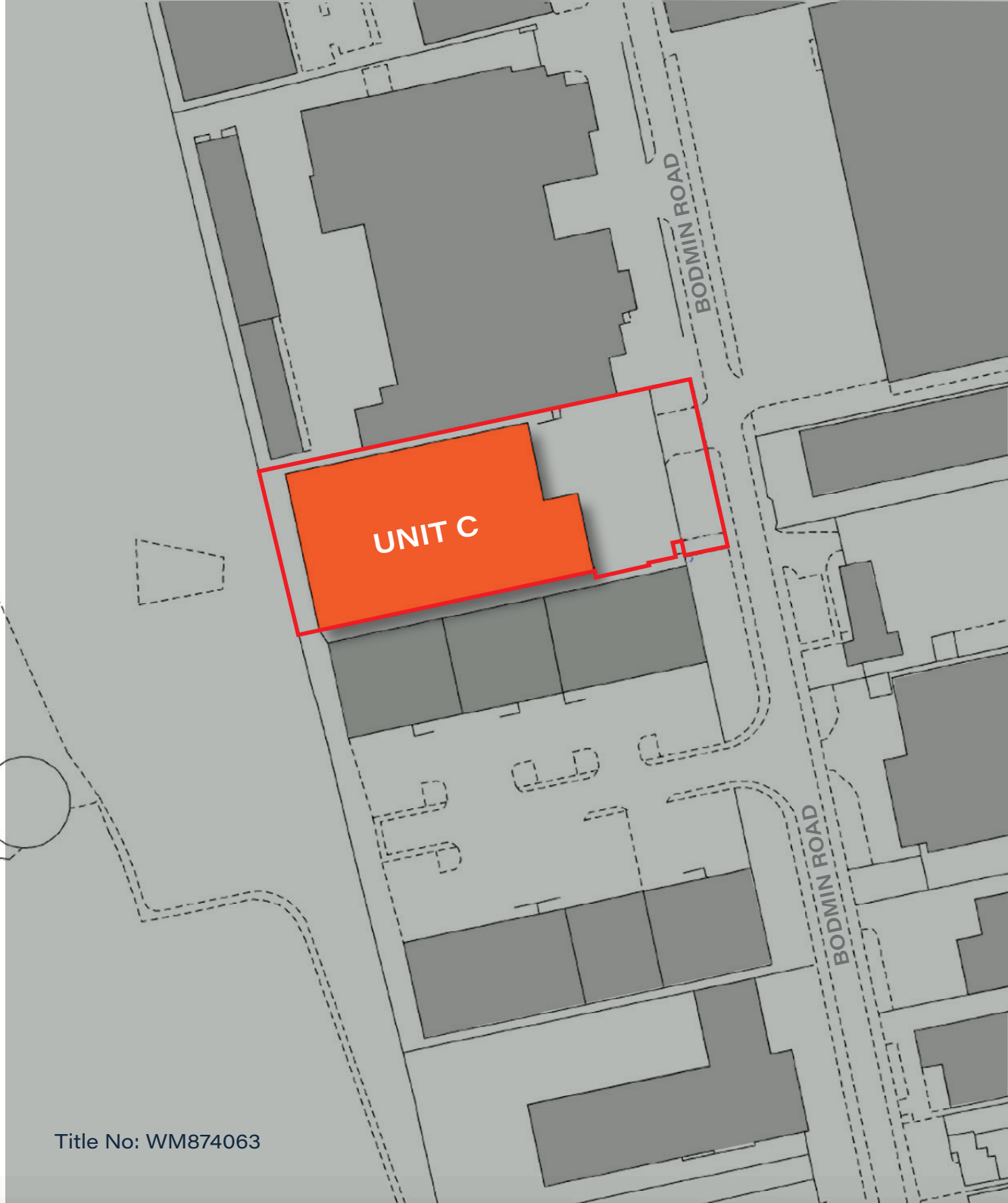
The Energy Performance Rating for this property is D80. A copy of the certificate will soon available upon request.

VAT

VAT will be payable on the purchase price at the standard rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



Title No: WM874063



### Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120.00 (including VAT), to enable us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

Viewing strictly by appointment through sole agents Bromwich Hardy.



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**COMPARTMENTALISED &  
OPEN PLAN OFFICE AREAS**  
Set over two storeys