



ROWLEY DRIVE
COVENTRY CV3 4FH



FOR SALE with Vacant Possession

WAREHOUSE

32,219 sq ft (2,993.24 sq m)

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

KEY FEATURES



Eaves height 5.47m
Central height 7.4m



3 electric roller
shutter doors



100 on-site
parking spaces



Gated site with secure
perimeter fence



1.8 Acre site
(0.72 hectares)



Additional land
included in the title



Easy access to M6,
A46 (M40) & A45 (M45)

Offers in excess of **£2,000,000**

**PROMINENTLY LOCATED ON THE
A45 DUAL CARRIAGEWAY, IMMEDIATELY
ADJACENT TO COVENTRY AIRPORT**

DESCRIPTION

The property is located at the end of Rowley Drive to the right-hand side. There are two directions of access to the property; the left-hand entrance encompasses a tarmac yard to three electric roller shutter doors. The right hand direction of access leads into the main car park for the building, which has allocated car parking for around 100 vehicles. There is additional land to the west, also included in the title, which could provide further yard space.

The main entrance is a glass fronted reception, into a two storey building of brick construction with a flat roof, which houses a large proportion of the available office accommodation over ground and first floors. The warehouse benefits from an eaves height of 5.47 meters and a central height of 7.4 meters. The building is in need of refurbishment.

ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor Offices	4,148	385.35
First Floor Offices	4,248	394.64
First Floor Plant Room	132	12.26
Warehouse Bay 1	5,939	551.73
Warehouse Bay 2	8,142	756.39
Warehouse Bay 3	7,925	736.23
Mezzanine Bay 1	1,685	156.54
Total	32,219	2,993.24

32,219 sq ft (2,993.24 sq m)

**EXCELLENT YARD, WITH A
LOW SITE COVERAGE OF
APPROXIMATELY 35%**

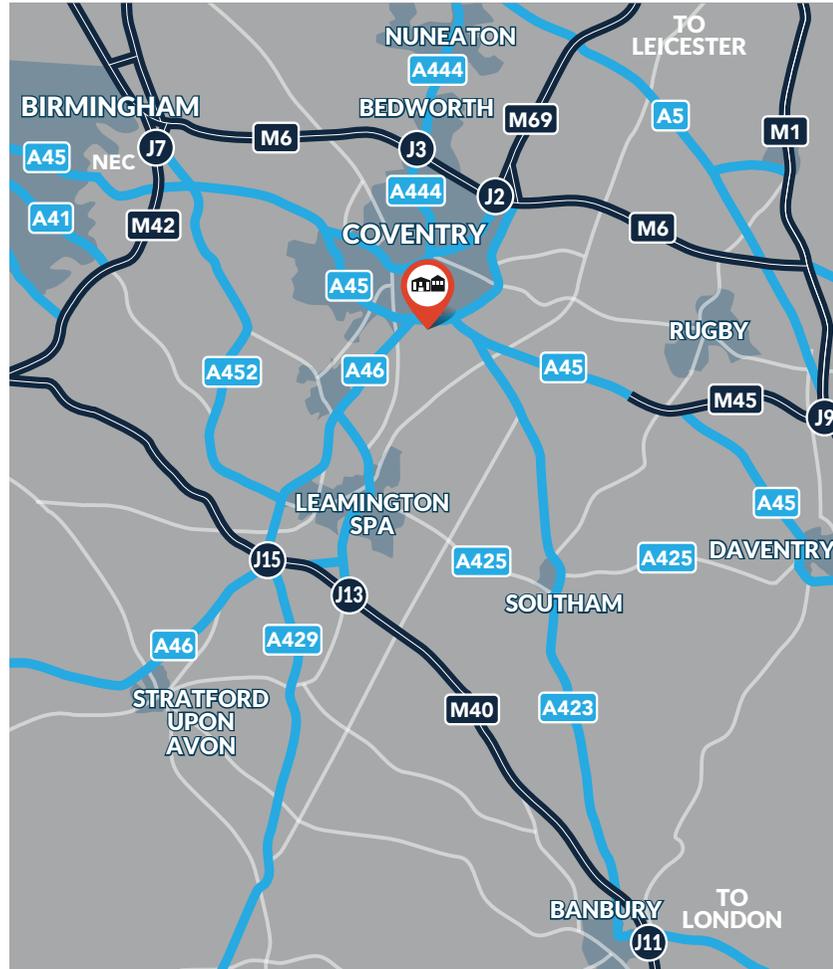


LOCATION

The property is extremely well located on the Stonebridge Trading Estate, immediately adjacent to Coventry airport and 3 miles south of Coventry city centre. Direct access is available to the A45 dual carriageway, which in turn links closely with the A46 providing easy access to Warwick, Leamington Spa and Stratford upon Avon. Between the two A roads, they give access to the M1, M6, M40, M42 and M69, giving excellent logistical potential.



 Rowley Drive
Stonebridge Trading Estate
Coventry CV3 4FH



TENURE

Long Leasehold - granted by the Council of the City of Coventry, for a term of 125 years, expiring March 2139 (approximately 114 years). We understand that the current ground rent is £15,300 per annum, with 5 yearly rent reviews to 11% of the market rent.

PROPOSAL

Offers are sought in excess of **£2,000,000** for the long leasehold interest, reflecting a low capital value of **£62 psf**.

EPC

EPC E. A copy of the certificate can be found at this link [click here](#).

VAT

The property is elected for VAT and will be payable on the purchase price.

SERVICE CHARGE

Further information available upon request..

LEGAL COSTS

Each party will be responsible for its own legal costs involved in the preparation of the lease documentation.

Offers in excess of **£2,000,000**

ANTI MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for 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

By appointment through the sole agent.



Tom Bromwich

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07718 037 150



Edward Bunbury

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07385 662 520



1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

32,219 sq ft (2,993.24 sq m)

**PRESENTS AN EXCELLENT
OPPORTUNITY TO REFURBISH
TO NEW SPECIFICATION**

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