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VIEW ONLINE

FREEHOLD INDUSTRIAL WAREHOUSE SALE



BROMWICH HARDY
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PATRICIA HOUSE, BODMIN ROAD, COVENTRY, CV2 5DG

For Sale: £950,000 11,305 sq ft (1,050.27 sq m)

Description

The property comprises predominantly industrial accommodation with two storey offices to the front of the building. The offices are of brick construction and include a kitchenette, staff room and WCs.

The warehouse is well maintained and presented to a good standard, with a minimum eaves height of 3.1m.

There is parking to the front and rear of the building with external yardage and loading to the rear via a roller shutter door.

Summary

- Well Located Next To The A46 And M6
- Roller Shutter Door Access
- 11,305 sq ft (1,050 sqm)
- Two Storey Offices To The Front
- Car Parking To The Front And Rear Of The Unit





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Location

The property is situated on the eastern side of Bodmin Road, to the east of Coventry, which is an industrial thoroughfare with warehouses and workshop units connecting Farren Road and Belgrave Road. The University Hospital, Coventry is close by and there is easy access to the A46 and Junction 2 of the M6 motorway, approximately 1 mile to the north.



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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Building - Warehouse	8,866	823.68	-	Available
Ancillary - Office	1,236	114.83	-	Available
Ancillary	1,203	111.76	-	Available
Total	**11,305**	**1,050.27**		

TERMS

Terms to be agreed

EPC

D (87)

VAT

Applicable

BUSINESS RATES

Rateable Value: £53,500

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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harvey.wells@bromwichhardy.com

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