



Unit 5, Brook Farm, Stoneleigh Road, Coventry, CV4 7AB

FREEHOLD TRADE COUNTER/WAREHOUSE UNIT

Summary

Tenure	For Sale
Available Size	2,064 sq ft / 191.75 sq m
Price	£395,000 for the freehold
Rateable Value	£15,750 April 2023
EPC Rating	C (57)

Key Points

- Excellent access to A46
- Highly prominent site
- Site Area approx 0.2 acres
- Further parking/yard area available subject to separate negotiation
- Other uses Subject to Planning

Unit 5, Brook Farm, Stoneleigh Road, Coventry, CV4 7AB

Location

Brook Farm is located at the end of Stoneleigh Road adjacent to the new A46 Stoneleigh Improvement Junction. The A46 provides excellent access to the M40 to the south east and easy access to Coventry to the north west.

Description

The unit is of brick construction with brick/breezeblock elevations with steel trussed roof over a corrugated steel, insulated roof with inset roof lights. The property is accessed from the side elevation.

Internally the property is lit by way of fluorescent lighting and benefits from a WC facility. There is also an area for a small office. The unit has three levels with varying clear heights.

Externally the property has excellent outdoor storage and parking.

Accommodation

The accommodation comprises the following areas on approx 0.2 acres:

Description	sq ft	sq m
Warehouse	2,064	191.75
Total	2,064	191.75

Services

We understand mains water and electricity are connected to the building.

Tenure

Freehold.

Price

£395,000 for the freehold

Rateable Value

£15,750 (April 2023)

Energy Rating

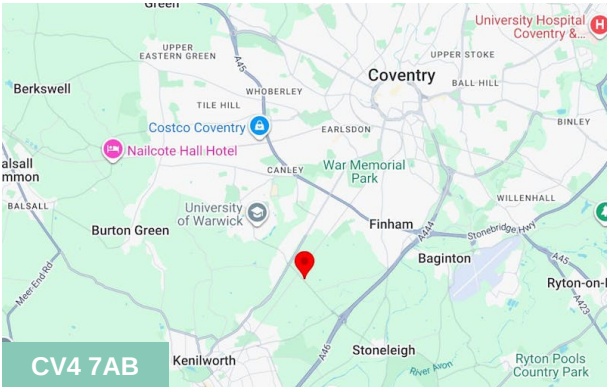
C57. EPC available upon request.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

Anti Money Laundering

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required from the successful purchaser.



Viewing & Further Information



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