



Units 4-5 Carlton Road, Coventry, CV6 7FL

RARE FREEHOLD SELF CONTAINED INDUSTRIAL UNITS WITH LARGE YARD AREA

Summary

Tenure	For Sale
Available Size	9,420 sq ft / 875.15 sq m
Price	Price on application
Rateable Value	£70,500 (1 April 2026)
EPC Rating	C (64)

Key Points

- Rare freehold opportunity
- Large secure yard
- Approx. 2.2 miles distant from Junction 3 of the M6
- Units can be combined or left separated
- Roller shutter access

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Location

Carlton Road is situated less than half a mile along the B4082 Old Church Road from its junction with the B4113 Foleshill Road, close to the junction with the A444 Phoenix Way. The immediate area around the unit is mixed use with local commercial occupiers including Windmill Bakery, Besp-Oak Furniture and Beacon Trimmings.

The location offers excellent links to the regional and national road networks including Junction 3 of the M6 being some 2.2 miles distant. The City Centre is approximately a 15 minute drive.

The property is located on the south side of Carlton Road with its access directly opposite the junction with St Lawrence's Road.

Description

The property comprises two industrial units of steel portal frame construction under a pitched roof. The front elevation has been overclad above a height of approximately 2m with steel profile sheeting.

Internally, the units provide open plan warehouse accommodation and benefit from an eaves heights in part of approx. 5.27m, with a maximum working height of approx. 6.73m in part. Each side of the unit's house two storey blockwork office sections to the front, which include WCs & kitchen areas. There is additional storage accommodation on right hand side unit, which benefits from its own separate roller shutter access. There is also existing mezzanine flooring located within the main righthand side unit.

The units sit on a site of approximately 0.45 acres which includes a sizeable gated concrete yard to the front of the property. Vehicular access is via two principal loading doors, both measuring 3.85m high x 4.00m wide.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Main warehouse areas inclusive of offices	8,148	756.97
Mezzanine	1,272	118.17
Total	9,420	875.14

VAT

VAT shall be payable were applicable.

Legal Fees

Each party to bear their own costs.

Anti Money Laundering

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required in order to complete the transaction.



Viewing & Further Information



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