

LOWER FARM BARNES

SUITES 1 AND 2, BRANDON LANE, COVENTRY CV3 3GW



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- > FOR SALE 3,415.00 sq ft (317.26 sqm) freehold site in a prominent location.
- > Potential redevelopment opportunity.
- > Two spacious barn conversions.
- > Countryside views.
- > Suitable for R&D/light assembly.

The buildings are located on the eastern side of Coventry within a larger site with other businesses and residential property. The property, which sits on the north side of Brandon Lane, is approached via a shared access drive and is situated less than one mile from the A45, with good road links to the motorway network.

This is a largely rural location interspersed with residential properties, farms and Brandon Marsh Nature Reserve.

Approximate travel distance 

	 Nearest train station Coventry 6.5 miles	
 Coventry - 5.8 miles Birmingham - 28 miles M6g Ansty - 7.3 miles		 Nearest Airport Birmingham International 16 miles

DESCRIPTION

The property comprises a high quality, characterful, converted barn and stable buildings previously intercommunicating with a double door opening which has been sealed and plastered over, but can easily be reinstated.

There was also a roller shutter door in Suite 1 and the opening remains with a panoramic window fitted and again a loading door can be reinstated.

SUITE 1

Secure entrance door to lobby, large, open plan, air-conditioned office with overhead air recirculation fans, painted plaster walls, carpet tiles, LED lighting, emergency lighting and fire alarm.

Rear fire exit. Inset glazed partitioned office and kitchen with sink unit and cabinets. Two adjacent toilets (one for disabled use) with WC and wash basin. Boardroom and four private offices with carpets and electric panel heaters.

SUITE 2

Secure entrance door to lobby. Meeting room, large, open plan, air-conditioned office with overhead air recirculation fans. Staff rest room with sink unit, fitted cabinets and electric panel heater. Two toilets (one for disabled use) with WC and wash basin.

Externally the shared driveway leads to a large car park. There is a paddock used by the tenant for training and a recreation area/garden for staff adjoining Suite 1. An alternative direct access from Brandon Lane may be available by separate negotiation

Total site area 0.819 acre.

FLOOR AREA

Suite 1 2,374 sq ft 220.55 sqm

Suite 2 1,041 sq ft 96.71 sqm









SERVICES

Mains electricity and water are connected. There is a cess pit for drainage. There are fire alarm, security alarm and emergency lighting installations. No tests have been applied.

BUSINESS RATES

The units are included in the current Rating List. Suite 1 has a rateable value of £17,250 and Suite 2 has a rateable value of £7,900. These are not the rates payable and prospective purchasers should make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

All EPCs are up-to-date and can be provided upon request.

TERMS

Offers are invited in excess of £525,000 for the freehold with vacant possession. The tenant of Suite 1 will vacate prior to completion.

VAT

The property is not elected.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Strictly by prior appointment via the agents Loveitts commercial team: 02476 228 111 or email commercial@sheldonbosleyknight.co.uk

IMPORTANT INFORMATION

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These particulars do not constitute an offer or contract and should not be relied upon as being factually accurate. The photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these particulars or other statements by Loveitts.

VAT: The VAT position relating to the property may change without notice.



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