

INDUSTRIAL/WAREHOUSE UNIT FOR SALE



Description

11 Lifford Way comprises a detached industrial/warehouse unit of brick and steel construction with a single pitched lean-to roof, benefitting from a reception area, roller shutter door access, LED strip lighting, a loading yard at the front and pedestrian access to the rear. The warehouse internally has been separated to provide two separate areas, featuring a kitchenette, W/C's, a reception area and the main warehouse space.

The building has a maximum working height to the front of 3.90m and a minimum working height to the rear of 3.0m. Importantly, the building was over-roofed with a new profile sheet covering in recent years, as well as a new boiler installation, new front and rear access doors and ongoing decoration.

There are two dedicated car parking spaces to the front of the property.

Summary

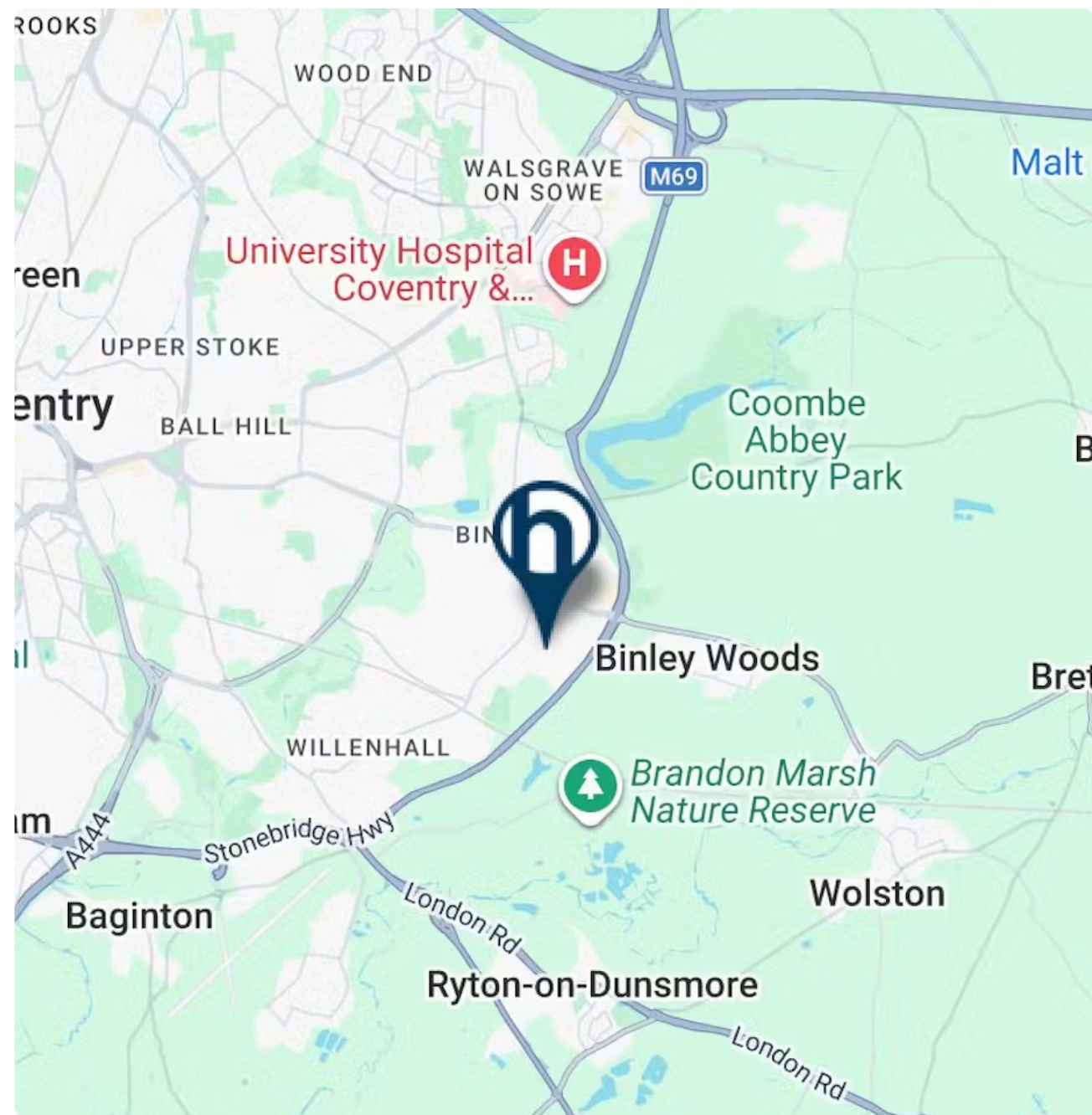
- Strong Industrial Location
- Roller Shutter Door Access
- Loading Area
- Parking Provision
- LED Strip Lighting
- Re-Roofed In Recent Years



Location

The property is situated to the rear of Lifford Way in the established and popular Binley Industrial Estate, just 4 miles from Coventry City Centre. The estate provides excellent access to the motorway network, adjacent to the Coventry Eastern Bypass (A46), facilitating access to Junction 2 of the M6 (4 miles) and beyond to the M1 (14 miles).

The surrounding area is predominantly industrial, with nearby amenities including local retail parks, trade outlets, and food establishments serving the business community. The estate is also within close proximity to residential areas and key employment hubs, contributing to a steady workforce catchment and good access to local services.



Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

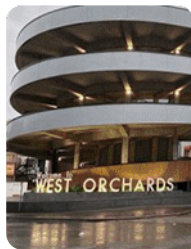
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



GALLERY



ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Building	916	85.10	-	Available
Total	916	85.10		

TERMS

For Sale at £175,000 per annum exclusive of VAT

EPC

G (202)

VAT

Applicable

BUSINESS RATES

Rateable Value: £9,100

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



Harvey Wells
07990 050091
harvey.wells@bromwichhardy.com



David Penn
07771 774 640
024 7630 8900
david.penn@bromwichhardy.com

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Energy performance certificate (EPC)

Unit 11
Lifford Way
COVENTRY
CV3 2RN

Energy rating

G

Valid until:

14 September 2032

Certificate number:

8353-7608-6399-9202-2097

Property type

Offices and Workshop Businesses

Total floor area

88 square metres

Rules on letting this property



You may not be able to let this property.

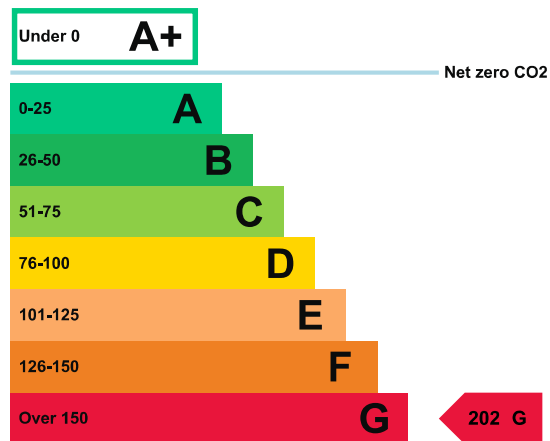
This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is G.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	71.46
Primary energy use (kWh/m2 per year)	412

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8580-0017-6343-2958-4052\)](/energy-certificate/8580-0017-6343-2958-4052).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Doug Whiffen
Telephone	01908 320099
Email	dwhiffen@mba-consultants.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007512
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 September 2022
Date of certificate	15 September 2022
