

FOR SALE – EXPRESSIONS OF INTEREST REQUESTED
Industrial Estate With Consent For 6 New
Industrial Units And Further Opportunity
Croft Farm, Rear Of The Trossachs, Parrotts Grove,
Coventry, Warwickshire CV2 1NR



LOCATION

The entrance to Croft Farm is located off the B4109 that connects Alderman's Green and the North of Coventry. Junctions and access for both the M6 and M69 Motorways are within two miles of the location. Coventry City Centre is within 5 miles of Croft Farm.

DESCRIPTION

The industrial estate is accessed via a newly widened road from the B4109, coming into gates on the entrance to the estate. Immediately to the right is a communal toilet block and some parking, to the right is the single residential building on site. The estate consists of numerous industrial buildings of differing size, height, and quality, sectioned into 29 individual units, all fully rented currently and historically. There are numerous parking areas around the site and fourteen containers rented out for storage. To the rear of the estate are pastures within greenbelt and to the front an area of open land between the estate and the B4109.

The site has newly consented permission for a further 6 new build industrial units and an area of 1.63 acres of B8 open storage to the rear of the site. It has been suggested the remainder of the owned land could become available for industrial use in the future, dependant on application to the planning authority.

PRICE

We are currently requesting expressions of interest and will be circulating full packs thereafter in relation to the opportunity.

Accommodation

Total Units	27,552 Sq Ft	2,559.58 Sq M
Total Land	13.28 Acres	5.37 Hectares
Brownfield Land	5.02 Acres	2.03 Hectares
Consented New Build Industrial Units	30,000 sq. ft	2,787.09 Sq M

For more information, please contact:

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Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact

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