

## FOR SALE

## FREEHOLD WAREHOUSE/CAFÉ PREMISES WITH FURTHER COMMERCIAL BUILDINGS

Brook Farm, Stoneleigh Road, COVENTRY CV4 7AB



**6,426 SQ FT (596.97 SQ M) GIA**

**plus 2,004 sq ft Hydrohobby Shop and former Farm Shop 882 sq ft**

- Excellent access to A46
- Ample parking
- Highly prominent site
- Other uses Subject to Planning



## Location

Brook Farm is located at the end of Stoneleigh Road adjacent to the new A46 Stoneleigh Improvement Junction. Access to the site needs to be confirmed following the improvement scheme. The A46 provides excellent access to the M40 to the south east and easy access to Coventry to the north west.

## Description

The site comprises a modern unit constructed in circa 2015; partly warehouse with part café use. This unit benefits from:

- Insulated profile sheet to the roof with inset roof lights.
- Disabled WCs.
- Double glazed windows.
- Ample parking.
- LED/fluorescent strip lighting.
- Electrically operated security shutters to the windows.

The Hydrohobby unit (currently occupied by Hydrohobby Hydroponics shop), is of brick construction with a steel sheeted roof. Adjacent to this is a temporary structure housing some further storage containers.

The former Farm Shop (currently no longer in use) is of brick construction with a pitched tiled roof.

Externally there are extensive car parking/storage areas.

The site extends to approximately 1.75 acres.

There is also a timber framed building with single sheet cladding on site which is currently unoccupied.

## Accommodation

Modern Unit:	6,426 sq ft	596.97 sq m
Hydrohobby Unit:	2,004 sq ft	186.00 sq m
Former Farm Shop:	882 sq ft	82.00 sq m

## Services

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

## Tenure

Freehold.

## Price

**£1.695 million for the freehold**

## Rateable Value

TBA

## Energy Rating

D77 Modern Unit; C55 Hydrohobby; D84 Farm Shop  
EPCs available upon request.

## Legal Fees

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

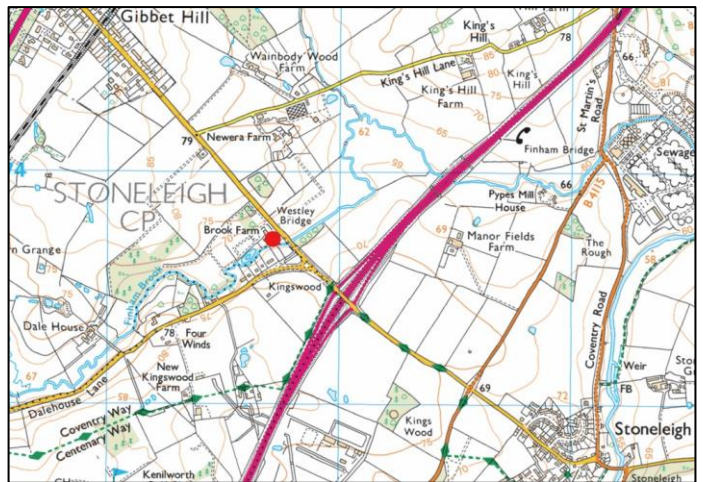
## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**NICK HOLT**

**024 7655 5180**

[nick@holtcommercial.co.uk](mailto:nick@holtcommercial.co.uk)



### Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.



T/ 024 7655 5180  
E/ [agency@holtcommercial.co.uk](mailto:agency@holtcommercial.co.uk)  
W/ [holtcommercial.co.uk](http://holtcommercial.co.uk)

Head Office  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

Birmingham Office  
Victoria House  
114-116 Colmore Row  
Birmingham  
B3 3BD