

**OFFERS DEADLINE 2 December 2024 by 5pm**

**Offers must be submitted using the offer form - contact agent**



## FOR SALE

Prime Development Opportunity (STPP)

Police Station Site 0.817 acres approx

Sir Henry Parkes Road | Canley | Coventry | CV5 6BL

**HOLT.**  
COMMERCIAL



## Description

The buildings are a mixture of single and two storey brick and concrete construction. The main building is a clad pitched roof frame, with the rear of the building being of a mono pitched roof construction and the remainder of the buildings are flat roof. There is a mixture of office space, outdoor sheds/kennels and training areas located at the rear of the premises, incorporating nearby changing facilities and locker rooms.

Internally there are prison cells and a large proportion of the building is cellular which has been partitioned and provides a mixture of offices, WCs and kitchen facilities with lighting and heating. The circulation spaces are a mixture of whitewashed walls, exposed brick and wooden panelling in areas.

The site provides tarmac parking areas to the front, sides and rear of the building, with external portacabin stores, bike sheds and breakout areas. There is also an element of landscaping on site, with security access gates and perimeter fencing, in part.

## Accommodation

The vendor has provided approximate floor areas for the property. Floor plans are available via the information and documents link, available from the agents. Holt Commercial have not been provided with a topographical survey for the site and all purchasers must rely on their own site measurements.

## Tenure

Freehold. Title No WM960261.

The premises are to be sold with vacant possession at the point of sale.

## Business Rates

Available upon request.

## Energy Performance Certificate (EPC)

E101. EPC available on request.

## Additional Information and Documents Link

The information available has been obtained from information supplied by the vendor and from information available in the public domain. The information provided should be used for consultation and illustrative purposes only.

Please contact the agent for link to be provided.





## Further Information

Should you require further information or wish to arrange to view please contact the sole agent:

**EDWARD JENKINSON**

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**NICK HOLT**

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## Basis of Offers

Both conditional and unconditional offers are invited for the freehold in its entirety.

The property is being sold as seen in its current condition with vacant possession on sale. All offers should be supplied with satisfactory proof of funds and associated timescales for exchange and completion. Offers are to be submitted using the offer form available via the agents.

## VAT

All offers are to be exclusive of VAT which may apply.

## Money Laundering Regulations

In order to satisfy our legal requirements to HMRC, Holt Commercial will be required to ensure that we verify the source of funds. In line with HMRC regulations we may require background information and personal identity on the bidder.



Misrepresentation Clause: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither Holt Commercial nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the condition of such equipment for their requirements.