

**FOR SALE**



Cromwell Street  
Coventry  
CV6 5EX



## **FACTORY / INDUSTRIAL / MANUFACTURING / WAREHOUSE UNIT**

A rare opportunity to acquire a freehold industrial premises located in the heart of Coventry

**10,755 sq ft**  
**1,000.5 sq m**

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)



Former Powell Manufacturing Co. Ltd,  
Cromwell Street, Coventry, CV6 5EX

**Up to 10,755 sq ft  
available of high quality  
engineering space**

Set within a  
long-standing  
commercial area  
of Coventry



## Key Features



Freehold  
industrial premises



3-phase  
industrial supply



Suitable for a  
wide variety of uses



Secure  
gated yard



Secure roller  
shutter access



Side vehicle  
access

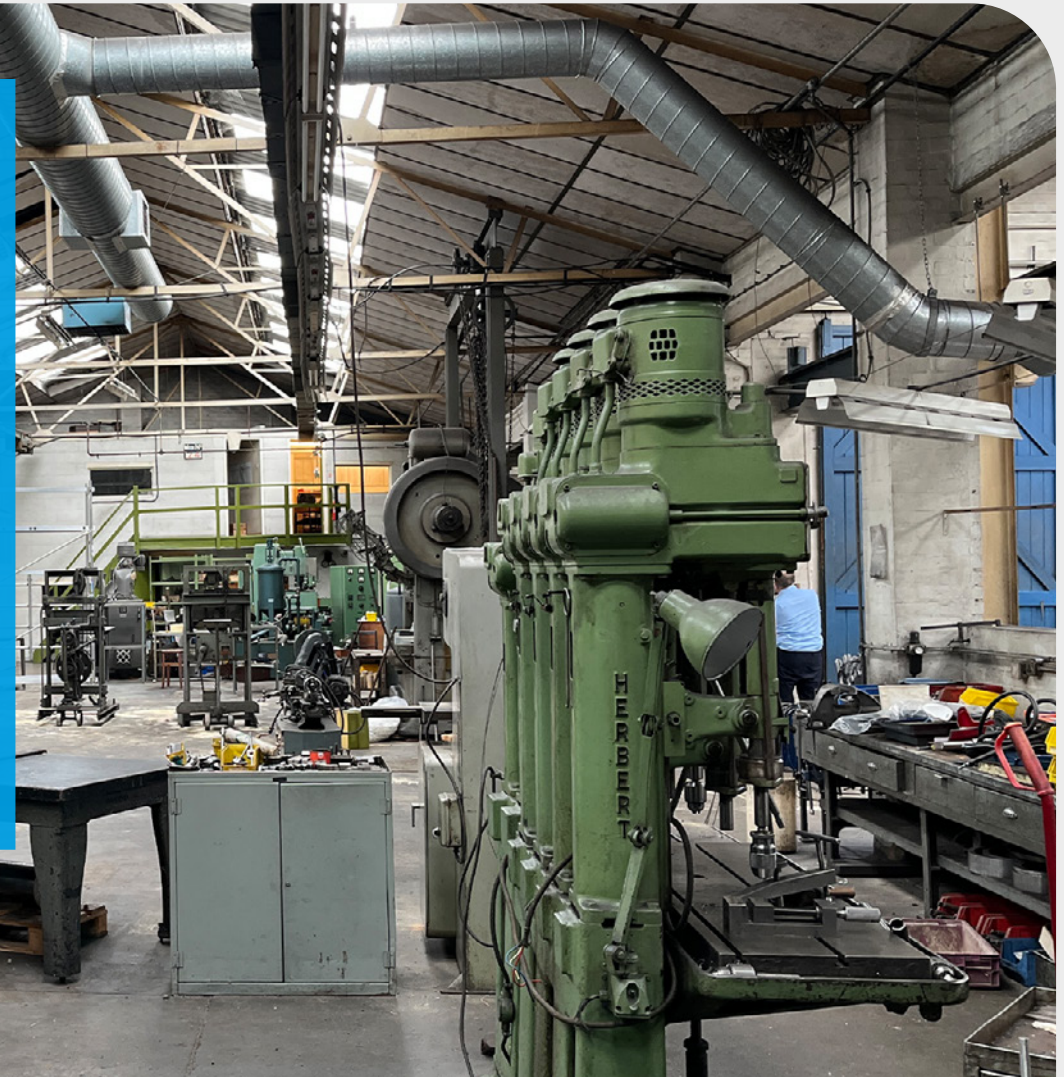


6 metres  
working height

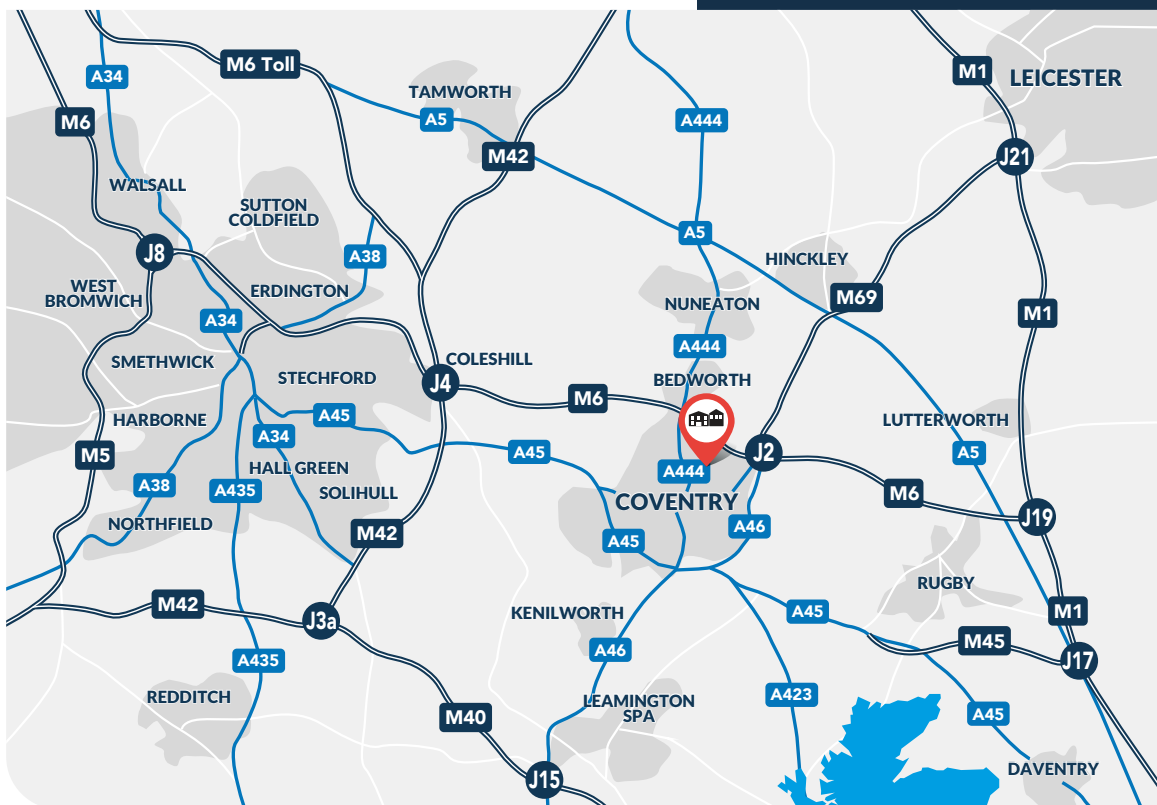


Onsite  
parking

Offers in the region of **£800,000**



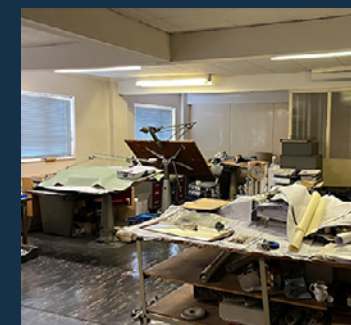




## LOCATION

The property is prominently situated on Cromwell Street, within a well-established industrial and commercial area of Coventry, West Midlands. Located just 2 miles north of Coventry City Centre, the site enjoys excellent connectivity to key road networks and regional infrastructure including the M6 – approx. 3 miles: Connection to M69, M1, and national motorway network and Coventry Railway Station – approx. 2.5 miles.

The surrounding area comprises a mix of light industrial, engineering, warehousing, and trade counter occupiers. Local businesses include toolmakers, vehicle repair specialists, fabrication firms, and construction suppliers



## TRAVEL DISTANCES



### Motorways

M6 / M69 Junction 2	4 miles
M42 Junction 4	12.8 miles
M1 Junction 19	14.5 miles
M45 / M1 Junction 17	18 miles
M40 Junction 15	15 miles
M6 / M5 Junction 8	30.2 miles



### Airports

Birmingham / NEC	15.9 miles
Coventry	4.6 miles





## DESCRIPTION

This well-established industrial manufacturing facility is situated on Cromwell Street, in a long-standing commercial area of Coventry, West Midlands. The premises comprises of a detached, purpose-built industrial unit with adjoining office accommodation, secure yard space, and on-site parking.

Constructed predominantly of steel portal frame with brick and block elevations, the property features a double-pitched roof with translucent skylights providing excellent natural light to the workshop and production areas.

The main factory floor offers open-plan manufacturing space with reinforced concrete flooring, high internal eaves height and access via large roller shutter doors, ideal for a variety of uses and equipment. The layout supports heavy industrial use, including machining, toolmaking, and fabrication.

The property also provides a well-presented two-storey office block comprising a reception area, private offices, meeting rooms, and staff amenities including WCs, kitchen, and locker/changing areas. Office areas benefit from central heating, carpet flooring, and suspended ceilings.

The building sits on a secure, self-contained site with gated access from Cromwell Street. The site includes a dedicated service yard, loading/unloading areas and allocated staff and visitor parking. The yard is suitable for articulated vehicle access and container deliveries.

This property offers excellent potential for continued industrial use, owner-occupiers, investors, or redevelopment (subject to planning). It is ideally located for access to major transport links and industrial hubs in the West Midlands.



Description	Sq ft	Sq m
<b>Ground floor</b>		
Workshop	7,577	705
Canteen	836	77.7
Loading bay	756	70.3
Power plant	164	15.3
<b>First floor</b>		
Office 1	1,361	126.5
Office 2	61	5.7
<b>Total (NIA)</b>	<b>10,755</b>	<b>1,000.5</b>





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**Prominently situated  
within a well-established  
industrial and commercial  
area of Coventry**

**bromwichhardy.com**

## VIEWING

By appointment  
through the  
sole agent.

Brochure design by  
Minke Limited  
[www.minke.co.uk](http://www.minke.co.uk)  
01926 336535.

## LEGAL COSTS

Each party is to bear their  
own legal and surveyors costs  
incurred in this transaction.

## TENURE

Freehold.

## EPC

The Energy Performance  
Rating for this property is  
E111. A copy of the certificate  
is available upon request.

## VAT

TBC

## ANTI MONEY LAUNDERING

Please note that successful  
applicants will be required to pay  
a fee of £120 (including VAT), for us  
to process tenant or buyer details  
for the purposes of Anti-Money  
Laundering Regulations. We will  
also require identification  
documentation, to be arranged.



## Tom Bromwich

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