



**VULCAN
TECHNOLOGY
PARK**
COVENTRY

FOR SALE

COMMERCIAL DEVELOPMENT
PLOTS FOR OWNER OCCUPIERS

From 0.75 to 3.3 acres

CMZ



To A45

From A45



FOR SALE

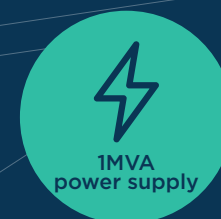
Rare opportunity for virtual freehold development plots for owner occupiers From 0.75 to 3.3 acres

HIGHLIGHTS

- Unrivalled prominent position with immediate access to A45/A46
- Part of the Coventry and Warwickshire Investment Zone
- Suitable for uses under class E(g) including offices, research and development and light industrial

PERMITTED USES

Please note that the land may not be used for purposes other than within class E(g) of the Town and Country Planning Use Classes Order 2020, to include offices, research and development and light industrial. From 23rd July 2027 the property may also be used under classes B2 (General Industrial) with ancillary B8 (Storage and Distribution use).



1MVA
power supply



Water
supply



Gas
supply

UTILITIES

Utilities will be made from the suppliers running adjacent to the site in Rowley Road

Development
plots available from
**From 0.75
to 3.3 acres**

PLOT

The plot as indicated on the plan above is already committed



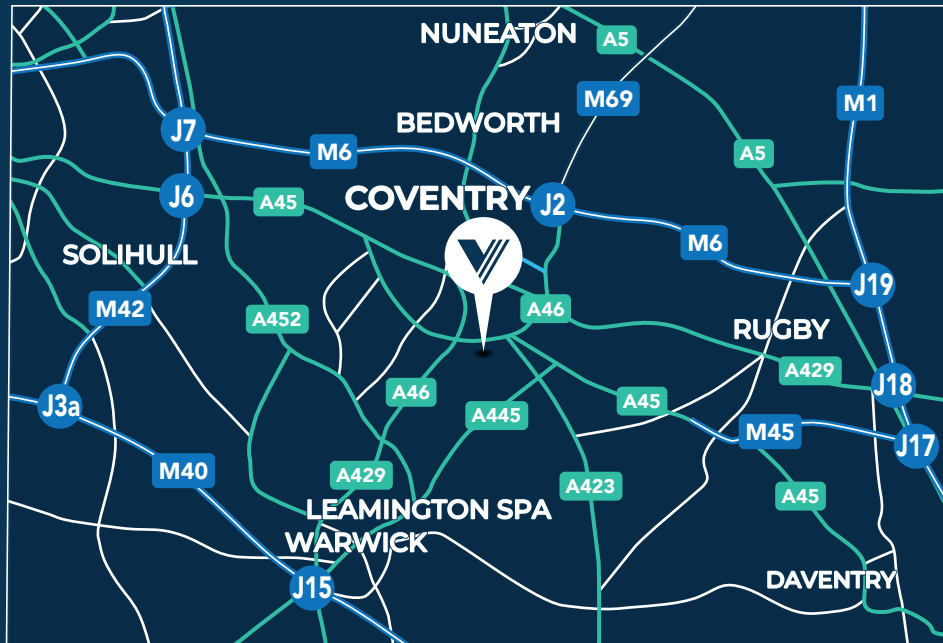
LOCATION

Situated within the Coventry and Warwickshire Investment Zone

The land is located approximately three miles south of Coventry City Centre adjacent to the A45/A46 near Coventry Airport (to be redeveloped as Greenpower Park, a major battery site) and Middlesmarch Industrial Estate. Also adjacent to the site is SEGRO Park, Whitley South which is now consented

for 420,000 sq ft of new commercial units.

The site has immediate access to the A45/A46 with six motorways within a 15 minute drive in the heart of the UK's 'Golden Triangle' for distribution. 85% of the UK's population is within a four hour HGV drive.



Destination	Distance
M6/M69 (J2)	6.5 miles
M42 (J6)	12.8 miles
M1 (J18)	17.2 miles
M1 (J17)	15.3 miles
M40 (J15)	12 miles



COVENTRY & WARWICKSHIRE INVESTMENT ZONE

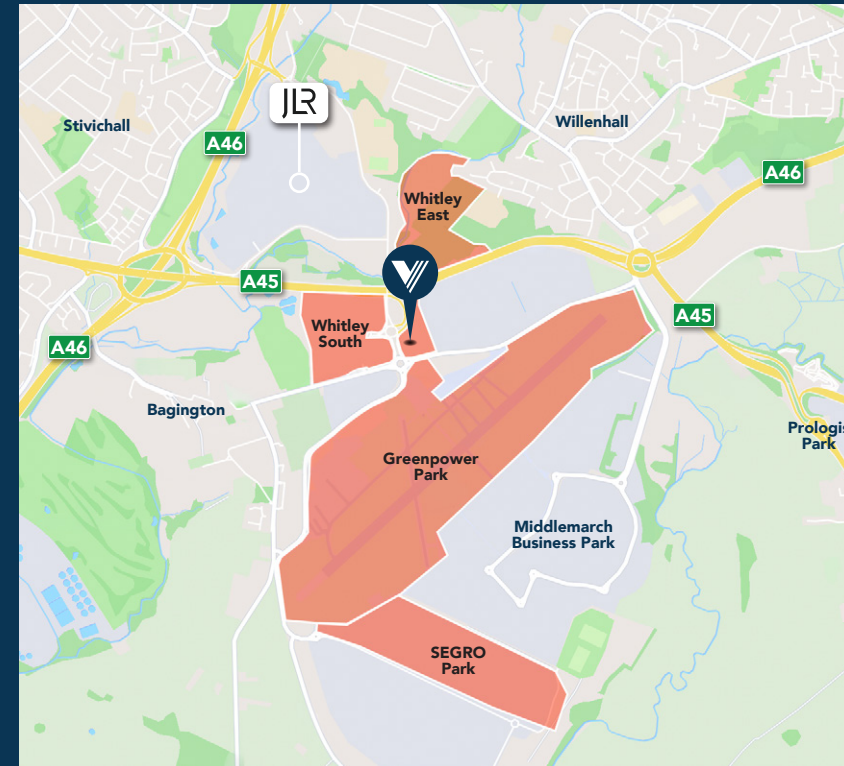
A key strategic zone of nearly 250 hectares straddling the Coventry City & Warwick District

INVESTMENT ZONE: INCENTIVES

- Five years full Business Rates relief
- Full Stamp Duty, land tax relief for land purchased for commercial development or use
- Enhanced capital structures (100% first year) for expenditure on plant and machinery
- Enhanced structures and buildings allowance; 10% per annum deduction
- Enhanced Employer's National Insurance (NI) contributions. Zero rate NI can be applied to the earnings of eligible employees, up to £25,000 per year, for 36 months
- Reduced National Insurance
- Access to loans

Please refer to

coventry.gov.uk/investment-opportunities/developments/10



 CWIZ

The CWIZ is located in an area with a critical mass of academic R&D, automotive technology and logistics, including the UK Battery Industrialisation Centre, University of Warwick, Coventry University, Global Automotive OEM's and proximity to the 'Golden Triangle'.



FURTHER INFORMATION

UTILITIES

The purchaser will benefit from a 1MVA power supply.

The connections for water, gas and electricity will be made from the suppliers running adjacent to the site in Rowley Road.

SERVICE CHARGE

The purchaser will be required to pay a fair and proportional contribution towards maintenance and upkeep of the unadopted common areas of Whitley South, Coventry (further details on request).

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred.

TENURE

Sites are to be purchased on a long leasehold basis with approximately 991 years remaining at a peppercorn ground rent.

TERMS

Terms are available on request.

VAT

VAT will be payable at the prevailing rate.

ENQUIRIES

VIEWING

Strictly by appointment through sole agents Bromwich Hardy.



David Penn

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07771 774640



Rob Lord

rob.lord@bromwichhardy.com

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Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE.



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.

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 upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2026

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