

# Blue Ribbon Park

FOLESHILL, COVENTRY CV6 5RB

## To Let NEW INDUSTRIAL/ WAREHOUSE UNITS

5,500 - 71,500 sq ft (511 - 6,622 sq m)

COMING SOON

Construction nearing completion



Junction 3 M6 only 1 mile | Established commercial location | High Specification

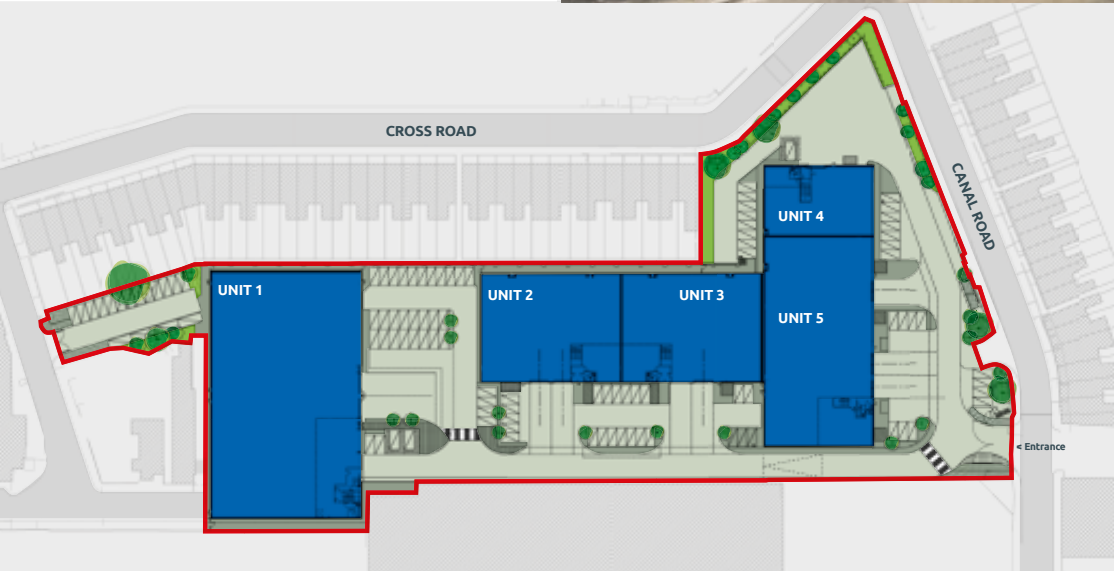
Blue Ribbon Park is located on Canal Road accessed via the A444, a major arterial road, providing excellent access to Junction 3 M6 which is only 1 mile away. Coventry City Centre lies 1.5 miles to the south.

This is an established commercial location with many well known occupiers nearby, including Lidl, The Royal Mail Sorting Office and a Mercedes-Benz dealership. Facilities within the area include a Greene King public house and Tesco Superstore whilst Gallagher Retail Park and Vantage Trade Counter Park are also close at hand.

Blue Ribbon Park is a newly developed, high quality industrial/warehouse scheme comprising five units within a landscaped environment, totalling 71,500 sq ft (6,622 sq m) with units available from 5,500 sq ft (511 sq m).

## Planning

The units have detailed planning permission for B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution).



## Specification

The units have been built to a high specification as follows:-

- Eaves from 8.6 to 9.6m
- Insulated sectional electrically operated loading doors
- Insulated clad walls with internal blockwork to 2.4m height
- All mains services
- First floor offices including heating and lighting
- Dedicated parking and loading areas
- Secure landscaped estate
- EPC - Units will be assessed on completion

## Accommodation

Unit	sq ft	sq m
1	27,500	2,555
2	11,000	1,022
3	11,000	1,022
4	5,500	511
5	16,500	1,533

Units can be combined if required.

## Terms

The units are available on new full repairing and insuring leases on terms to be agreed.

## Rent/Rates/Service Charge

Further information available upon request.

## SAT NAV: CV6 5RB



For further information or to view contact:

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