



PROLOGIS PARK
COVENTRY
CV7 8PE

Warehouse/Industrial Unit 56,569 sq ft (5,255.4 sq m) TO LET

FULLY
REFURBISHED



FULLY ENABLED
FOR 250 KWP
OF SOLAR PV

**MODERN WAREHOUSE
READY FOR IMMEDIATE OCCUPATION**

50M yard depth

10M clear height

2 dock level doors

2 level access doors



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Set within an established landscaped industrial and logistics park, the building provides a self-contained industrial facility with dock level loading. The fully refurbished unit boasts a 50m deep service yard and separate car access. Local occupiers on the Park include British Gas, Dunlop, Gefco, DHL and Co-op.

H1 Prologis Park benefits from a strong labour supply drawn from the Coventry, Warwickshire and Rugby areas.



WORKING AGE POPULATION

Total 234,300

Coventry 66.4%

West Midlands 62.2%

Great Britain 63.1%



UNEMPLOYED

Total 9,700

Coventry 5.5%

West Midlands 5.4%

Great Britain 4.5%



AVERAGE WEEKLY GROSS PAY

Coventry £535.70

Great Britain £552.70

Source: nomisweb.co.uk



RICOH ARENA

TO COVENTRY CITY CENTRE



50M YARD DEPTH

POTENTIAL FOR FURTHER DOCK LOADING

2 DOCK LEVEL ACCESS LOADING DOORS
LEVEL ACCESS LOADING DOORS



SECURE FENCED SITE

85 CAR PARKING SPACES

ACCOMMODATION

Floor Area	sq ft	sq m
Warehouse	49,303	4,580.4
Ground Floor Office	3,633	337.5
First Floor Office	3,633	337.5
Total	56,569	5,255.4



2 STOREY OFFICES



APPROXIMATELY 10M CLEAR HEIGHT



H1 is conveniently located just 5 minutes from M6 Junction 3, which is easily accessible via on-site public transport links.

H1 DISTANCES AND DRIVE TIMES

Drive times	Miles*	Times*
J3 M6	2	5mins
J7 M42	11	15mins
J2 M69	5	9mins
A14	16	19mins
J21 M1	21	23mins
J3A M40	22	26mins

Cities	Miles*	Times*
Coventry	6	16mins
Birmingham	22	28mins
Leicester	25	38mins
Nottingham	50	1hr 3mins
London	100	2hr 14mins
Manchester	104	2hr 3mins

Airports	Miles*	Times*
Birmingham	14	20mins
East Midlands	40	42mins
Manchester	97	1hr 41mins
Stansted	108	2hrs

Sea Ports	Miles*	Times*
Liverpool	123	2hrs 18mins
Southampton	129	2hrs 28mins
Hull	139	2hrs 23mins
Felixstowe	147	2hrs 41mins

*Approximate figures. Source: Google Maps



Prologis Park Coventry is a prime distribution location and is acknowledged as a leading industrial development within the Midlands.

The unit is situated 2 miles from Junction 3 of the M6 via direct dual carriageway access, linking to the M69, M42, M1, A14 and wider motorway network thereafter.



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