

ALBION

ENTERPRISE PARK



Immediately
Available

NEW-BUILD UNITS
AVAILABLE FOR SALE

1,367 – 13,263 SQ FT

127 – 1,232 SQ M

Modern Industrial, Logistical & Trade Counter Units

MODERN SPECIFICATION ■ FLEXIBLE SPACE ■ PRIME MIDLANDS LOCATION



A NEW STANDARD FOR SMALL BUSINESS SPACE

Modern. Flexible. Best in class.

Albion Enterprise Park delivers a collection of high-quality new-build business units, designed around the needs of today's growing businesses.

The 20-unit development offers a range of sizes for businesses looking to establish, expand or invest, with 18 units currently available.

BEST-IN-CLASS SPECIFICATION

Purpose-built units providing modern, practical business accommodation.

FLEXIBLE FLOORSPACE

Units from 1,367 to 3,165 sq ft, with the option to combine units for larger requirements.

FITTED MEZZANINES

Additional floor space comes as standard, maximising the potential of each unit.

EASY LOADING & ACCESS

Electric up-and-over loading doors and dedicated pedestrian entrances.

PARKING & EV CHARGING

Allocated parking and EV charging points provide convenient, future-ready facilities.

PRIME MIDLANDS LOCATION

Just 2 miles from M6 Junction 3 and approximately 1.5 miles from Coventry city centre.

BUILT FOR BUSINESS. READY FOR GROWTH.

A high-quality, flexible base for ambitious businesses looking to take their next step.

Units available from
1,367 – 13,263 sq ft



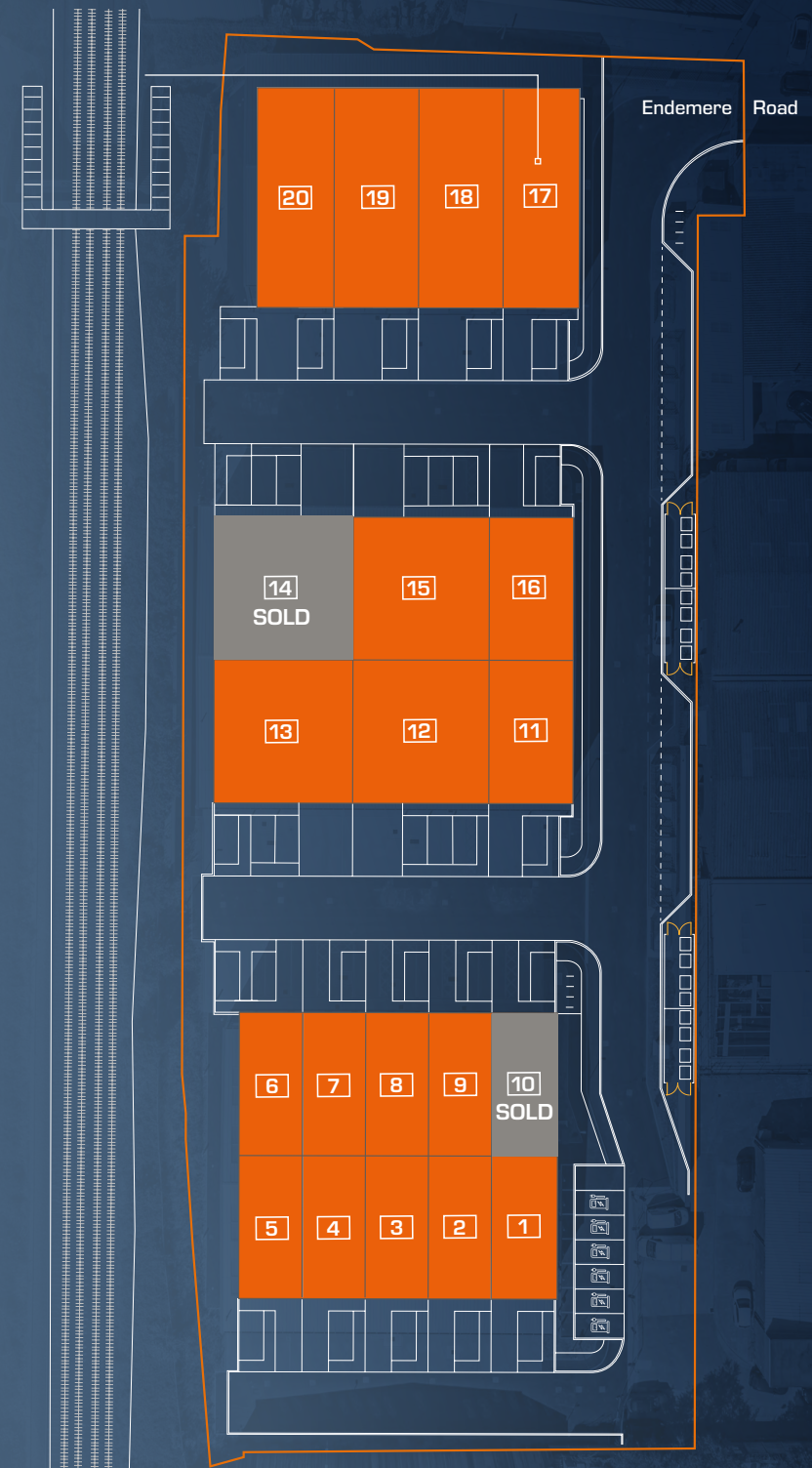
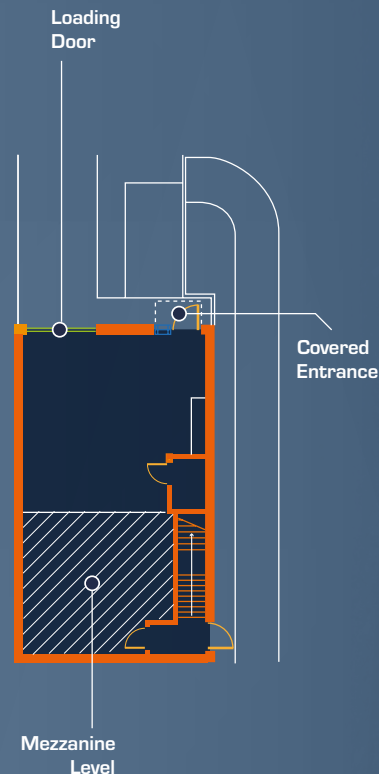
Space that works for your business

18 UNITS AVAILABLE – BUY INDIVIDUALLY OR COMBINE

A range of unit sizes provides flexibility for businesses at different stages of growth, with larger requirements able to be accommodated by combining units. The existing site plan confirms that units can be purchased individually or combined.

Unit	Warehouse (sq ft)	Mezzanine (sq ft)	Total (sq ft)	EPC Rating
1	928	489	1,418	B28
2	923	495	1,418	B28
3	928	491	1,419	B28
4	927	493	1,420	B28
5	908	471	1,379	B28
6	893	478	1,371	B28
7	931	494	1,425	B28
8	929	501	1,430	B28
9	926	496	1,422	B28
10	SOLD			
11	1,215	643	1,857	B27
12	2,043	1,086	3,129	A25
13	2,049	1,085	3,134	B26
14	SOLD			
15	2,055	1,082	3,138	A25
16	1,221	645	1,865	B27
17	1,659	815	2,474	B26
18	1,939	954	2,893	B26
19	1,933	954	2,887	B26
20	1,691	823	2,514	B26

Typical internal fit-out scheme (Unit 16)



Designed to deliver

A MODERN SPECIFICATION. NO COMPROMISE.



NEW-BUILD UNITS

Modern accommodation for industrial and trade counter occupiers.



ELECTRIC LOADING DOORS

Electric loading doors provide easy goods access.



FITTED MEZZANINES

Maximise floor space with built-in mezzanine accommodation.



FIRST-FLOOR GLAZING

Bright, practical accommodation with good natural light.



DEDICATED PARKING

Convenient allocated parking for occupiers and visitors.



EV CHARGING

Future-ready electric vehicle charging infrastructure.



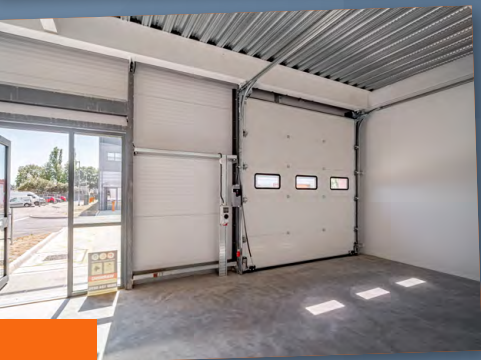
COMBINE UNITS

Selected units can be combined for larger floorplates.



SECURE GATED SITE

Gated access provides a secure environment.



ALBION

ENTERPRISE PARK

Coventry Building Society Arena

Arena Shopping Park

Tesco Extra

Lidl

J3

M6

A444

Holbrook Way

B4118

Jimmy Hill Way

Holbrook Ln

B4118

Lockhurst Ln

Endemere Rd

City Centre →

→ Coventry (COV)

Excellent access to **M6 Junction 3** via the **A444 Jimmy Hill Way**, providing a **predominantly arterial road route** to the national motorway network.

Connected to Coventry. Connected to the Midlands.

A STRATEGIC LOCATION FOR BUSINESS

Albion Enterprise Park is positioned on Endemere Road in north Coventry, providing excellent access to the city and wider Midlands motorway network.

The site is approximately 2 miles south of Junction 3 of the M6, providing direct access towards Birmingham, and approximately 1.5 miles north of Coventry city centre.

The surrounding area is an established commercial and industrial location, with Prologis Park and Bayton Road Industrial Estate approximately 2 and 3 miles away respectively. Gallagher Retail Park is also approximately 1 mile to the east, providing a range of shops and food outlets.

ROADS

M6 (J3)	2.7 miles	8 mins
A45	4.4 miles	13 mins
M69	5.5 miles	14 mins

RAIL FREIGHT

Hams Hall	17 miles	26 mins
DIRFT	22 miles	28 mins
BIFT	24 miles	34 mins

AIRPORTS

Coventry	4.3 miles	11 mins
Birmingham	12 miles	23 mins
East Midlands	40 miles	44 mins

CITIES

Birmingham	23 miles	37 mins
Leicester	27 miles	45 mins
London	98 miles	2 hrs 16 mins



Make your next move.

OWN A BETTER BUSINESS BASE

SERVICE CHARGE

Further information available upon request.

LEGAL COSTS

Each party are to bear their own legal costs.

VAT

VAT will be payable.

VIEWING

Viewings strictly by appointment through the sole agent.

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