



TO LET / MAY SELL
**NEW BUILD
MANUFACTURING/
DISTRIBUTION UNIT**
27,810 sq ft (2,583 sq m)

FIRST FLOOR OFFICES • TWO LOADING DOORS
SELF CONTAINED • CLOSE TO J3 M6 AND A444



EXCELLENT CENTRAL LOCATION CLOSE TO J3 M6 & A444

LOCATION

This new build quality development is situated close to the junction of School Lane and Coventry Road, Exhall in a popular manufacturing and distribution location.

J3 M6 is close by as is the A444 giving direct access to Coventry and Nuneaton.

27,810 sq ft (2,583 sq m) 
of flexible accommodation

KEY FEATURES

- 7.35m minimum working height
- Two rear loading doors
- Rear secure loading yard
- Ample secure car parking
- Self contained unit
- First floor offices
- Ground floor core, DDA WC and undercroft
- All mains services including gas and 140 Kva power (250 Kva potential)
- Industrial and Distribution uses permitted'



EXHALL³

CV7 9NN

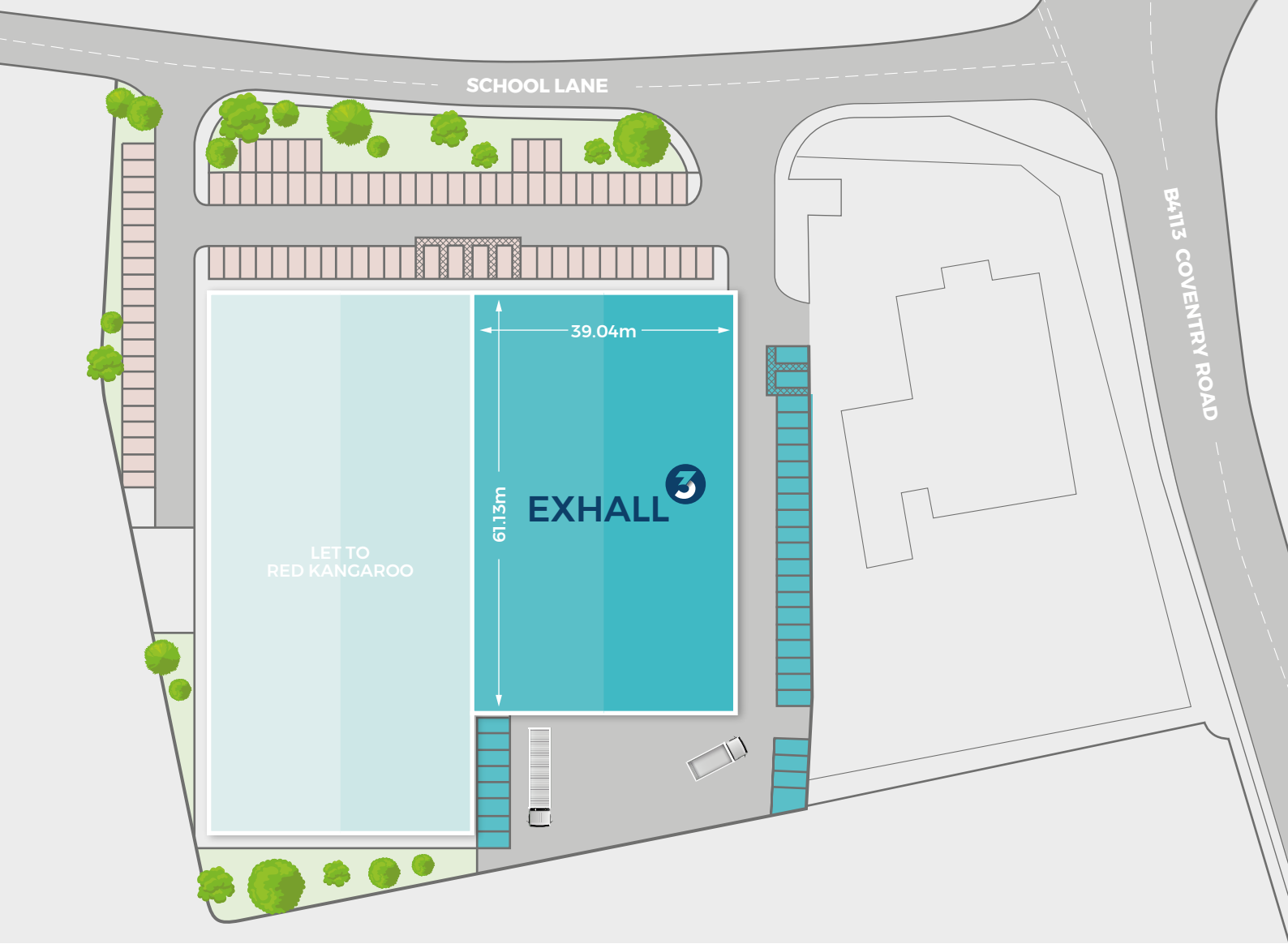


Open-plan first floor office space →

Rear yard & loading doors ↘

Flexible floor space ↓





HIGH QUALITY SPECIFICATION

WAREHOUSE

- 7.35m to underside of haunch
- 2 level loading doors
- Floor loading capacity 50kN per sq m
- FM2 grade floor finish
- Natural roof lights with 12 year performance warranty
- Flexible undercroft area (potential to add welfare/additional offices)

OTHER

- EV charging point
- EPC Rating: A

OFFICES

- Suspended ceiling with LED lighting
- Perimeter trucking for power & data
- Electric heating system
- Tea points in-situ
- Carpeted through out.

ACCOMMODATION

	sq ft	sq m
First Floor Office	2,122	197
Warehouse	25,688	2,386
Total	27,810	2,583

COVENTRY

Fastest growing economic area and largest exporting area outside London



SIZE

375,000

The population of the city has been rising at an average growth rate of 1.72% since 2011

36.2 YRS

The average age of the population is 36.2 years - the 5th youngest city in UK

2nd CITY

Coventry is the second largest city in the Midlands and the 11th largest in the UK

CATCHMENT

71,000

People commute to Coventry every day by road and rail

6M

Over 6 million people live within 1 hour's drive of the city

75%

75% of the country (England) can be reached by road within a 2 hour drive from the city

GROWTH

12%

The city is the fastest growing economic area and largest exporting area outside of London

54,000

The city's two world-renowned universities are attracting increased numbers of students from over 140 different countries

TOP 50

The top 50 fastest growing companies in the area created more than 3,600 jobs in 2018

INVESTMENT

31.6M

Funding package granted to prepare Coventry for the City of Culture 2021 (WMCA)

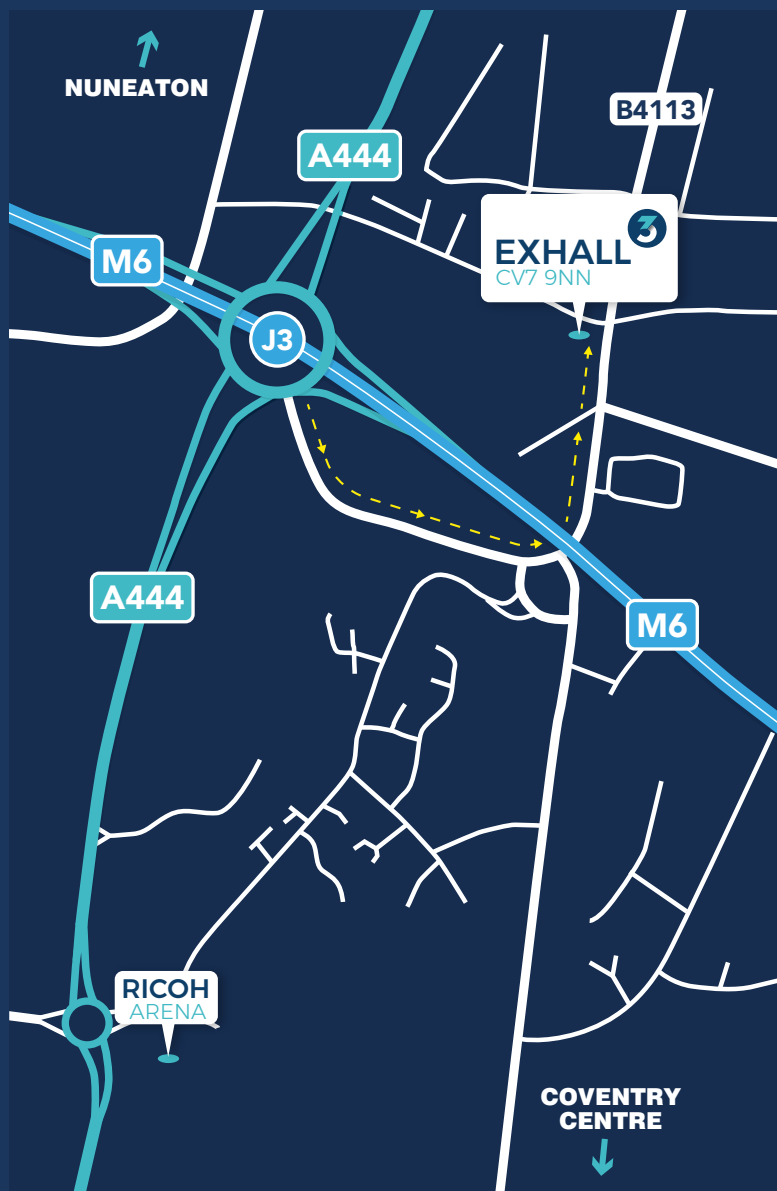
82M

£82m regeneration of Coventry Station to include a 644 space car park and a second station building

300M

City centre retail and leisure development expected to be completed by 2022





TENURE

To let at a rent of £215,000 per annum exclusive. Consideration given to a sale - quoting price from the joint agents.

Freehold available subject to negotiation.

SERVICE CHARGE

Please note that there is a nominal estates service charge in respect of common services on the business park. Further information available upon request.

EPC

The property has an Energy Performance Rating of A. A copy of the certificate is available upon request.

BUSINESS RATES

Business Rates to be assessed.

LEGAL COSTS

The in going tenant will be responsible for the Landlords reasonable legal costs incurred in the preparation and granting of a new lease.

VAT

All rents and service charges stated are exclusive of VAT which will be payable at the prevailing rate.

VIEWING

Strictly by appointment with the joint agents



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