

Ansty Interchange

J2 M6, Walsgrave, Coventry, CV2 2EA

Leasehold
Design & Build Opportunities
Subject to Planning

15,000 - 90,000 Sq Ft (1,393.5 - 8,361.2 Sq M)



To Let



Key information

- 12.95 acre site
- Highly accessible
- Bespoke options available
- Low density development possible

Ansty Interchange

15,000 - 90,000 Sq Ft (1,393.5 - 8,361.2 Sq M)

Description

The site is capable of delivering up to 186,000 sq ft of industrial/logistics accommodation, subject to planning.

Bespoke, energy efficient and sustainable buildings can be delivered for a range of prospective occupiers. Targeting EPC A and BREEAM Excellent, occupiers will be able to benefit from best in class buildings situated in a highly accessible location.

The site is capable of delivering up to 186,000 sq ft of industrial/logistics accommodation, subject to planning.

Proposed Building Specification

- EPC A rating.
- Target BREEAM Excellent.
- 10% warehouse roof lights to increase natural light.
- Provision for vehicle charging in office car park and loading yards.
- 10% PV cells.
- Upgraded roof structure to support additional PV cells.
- Optimum performance insulated cladding and roof materials.
- LED lighting.
- High efficiency air source heat pump.

Location

Ansty Interchange comprises 12.95 acres of prominent and highly accessible land on junction 2 of the M6 at its interchange with the M69/A46.

Located within Rugby Borough, the site benefits from being on the north eastern edge of Coventry with excellent road links to Daventry, Leicester and Rugby.

Coventry has a population of 375,000 and is the second largest city in the Midlands. 71,000 people commute to the city every day by road and rail and the city is the fastest expanding economic area outside of London.

Accommodation

Description	Sq Ft	Sq M
Units from	15,000 - 90,000	1,393.5 - 8,361.2

Locations

Birmingham: 24 miles

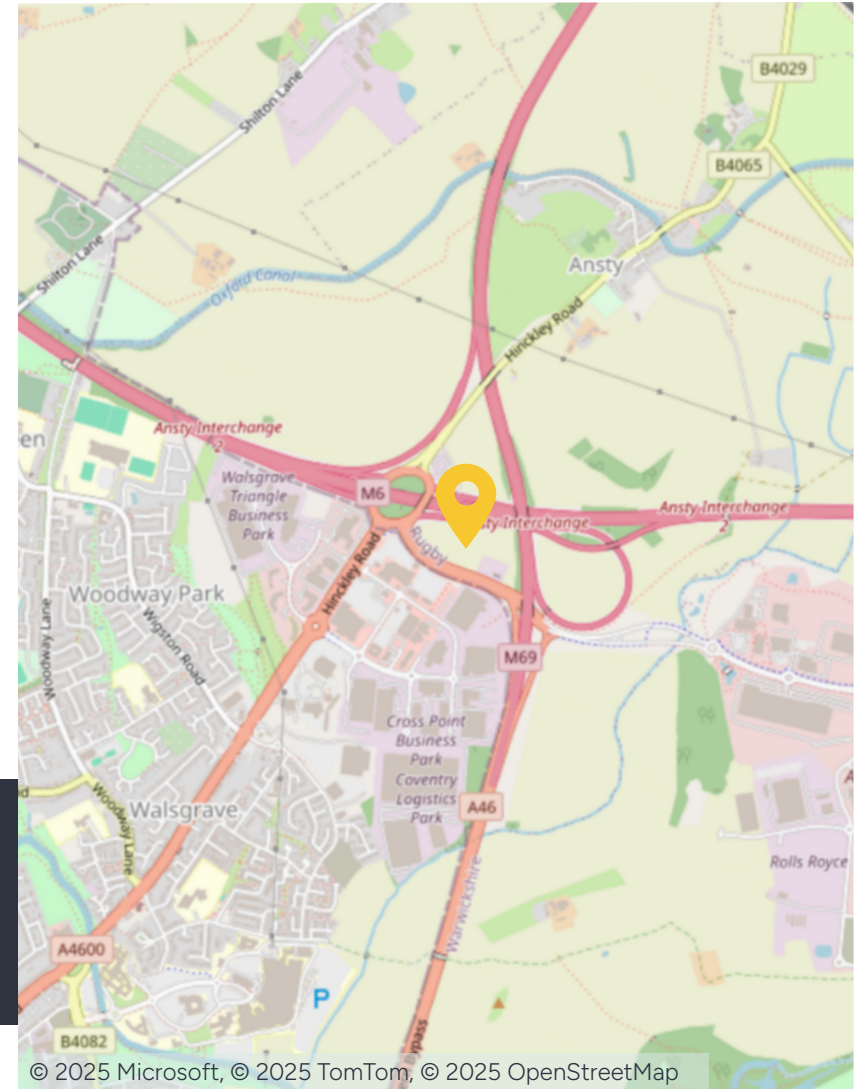
London: 96 miles

Nearest port

Felixstowe: 144 miles

Nearest airport

Birmingham International: 17 miles



Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the lettings.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is A.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Ansty Interchange

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mike Price

0121 561 7882

mike.price@fishergerman.co.uk



Rob Champion

01905 728 434

rob.champion@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2025. Photographs dated June 2025.



This brochure is fully recyclable