

**RARE HIGH QUALITY
SPACE AVAILABLE AS
A WHOLE OR IN PART**

UNIT2
COVENTRY
LOGISTICS PARK

10 RICHARDSON WAY
COVENTRY CV2 2TA

**IN THE LOGISTICS
GOLDEN TRIANGLE**

252,210 SQ FT OPPORTUNITY IN A PRIME LOGISTICS LOCATION.

A rare opportunity to acquire up to 252,210 sq ft of a newly constructed logistics warehouse in a core Midlands location.

Located in the Golden Triangle immediately North of Coventry City Centre, is the UK's premier logistics location on the 42 acre Coventry Logistics Park. With excellent access via J2 of the M6 and the interchange with the M69 and beyond. This allows rapid access East to the M1 at Rugby, to the North at Leicester as well as Birmingham to the West.



ADJACENT
TO J2 M6
/ J1 M69



GOLDEN
TRIANGLE
LOCATION



BREEM
OUTSTANDING






ACCOMMODATION	SQ FT	SQ M
Warehouse (Grd Floor)	239,182	22,221
Office (Grd floor)	6,576	611
Office (1st floor)	6,452	599
TOTAL	252,210	23,431

252,210 SQ FT 23,431 SQ M

20 DOCK LOADING DOORS
4 OF WHICH ARE EURO DOCKS




EPC RATING OF A BREEAM OUTSTANDING



50 KN/M FLOOR LOADING
FM2 FLOOR SLAB



28 HGV PARKING SPACES
220 STAFF PARKING SPACES



15M EAVES HEIGHTS
2 LEVEL ACCESS DOORS




55M YARD DEPTH



EV CHARGING POINTS



PV PANELS



PART OF ESTATE WIDE CYCLE SCHEME
64 STAFF CYCLING SPACES





DEMOGRAPHICS



83%

of the UK population within a four hour drive

400,000

people employed in advanced manufacturing in Coventry and Warwickshire

100,000 +

graduates per year from 15 Universities within a 1 hour drive

25%

of the UK aerospace industry located in the Midlands



East Midlands Airport

is the UK's largest freight handler outside of Heathrow

Instant access

to the motorway network via J2 M6 J1 M69

30

Automotive vehicle manufacture brands with headquarters in the area

Occupiers Nearby:

+GF+

TESCO Extra



TNT

fyffes

Sainsbury's



COVENTRY LOGISTICS PARK, COVENTRY CV2 2TA.

ADJACENT TO J2 M6 / J1 M69 GOLDEN TRIANGLE LOCATION



LOGISTICS GOLDEN TRIANGLE



Location

M6	→	3 min
M69	→	4 min
Coventry	→	12 min
M1	→	14 min
M40	→	20 min
Birmingham	→	35 min
Central London	→	2 hr 10 min



Ports

London Gateway	→	2 hr 5 min
Humber / Hull	→	2 hr 10 min
Tilbury Docks	→	2hr 20 min
Felixstowe	→	2 hr 30 min
Southampton	→	2 hr 50 min



Airports

Coventry	→	12 min
Birmingham	→	22 min
East Midlands	→	41 min
London Heathrow	→	1 hr 40 min

UNIT 2

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TENURE

The property is available by way of assignment of existing lease or sub lease of the whole.

RENT

Upon application.

BUSINESS RATES

The 2024/2025 Rateable Value for the property is £1,650,000.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

ANTI-MONEY LAUNDERING

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

VAT

All terms quoted are exclusive of VAT.

VIEWING

Further information is available from the sole letting agents below:



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