

New Warehouse / Industrial Unit 70,389 sq ft (6,539 sq m) **TO LET**

- Golden Triangle Location
- M6 J2 & M69 J1
- BREEM "Excellent", EPC "A"

- Immediately Available
- 24/7 Hours of Operation
- Suitable for B2 and B8 uses

COVENTRY

apollo 1

STENTOR WAY ■ ANSTY PARK ■ COVENTRY ■ CV7 9JU



PARK BENEFITS



24/7 SECURITY



GATE CONTROL



RUNNING TRACK



COVENTRY TRAIN STATION SHUTTLE BUS



WILDLIFE CORRIDOR



PREMIER INN

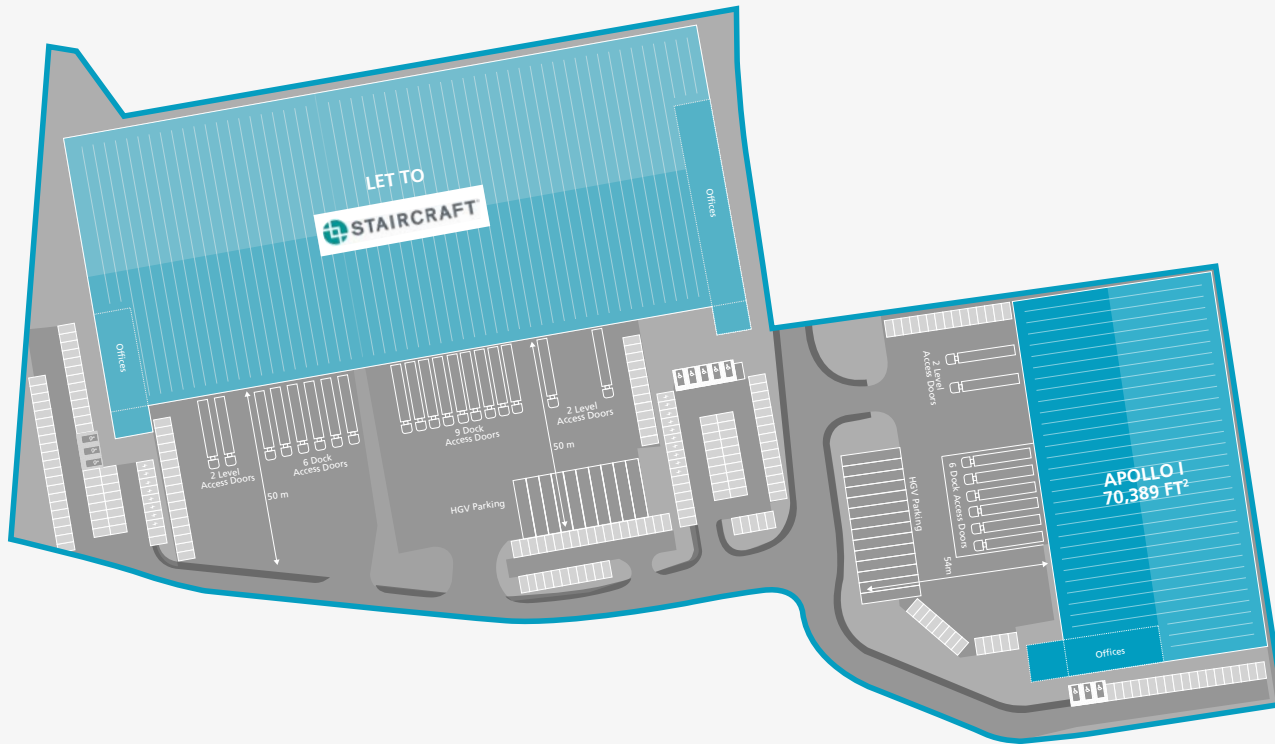


ACCESS TO M6 J2 AND M69 J1



GOLDEN TRIANGLE LOCATION

COVENTRY



WAREHOUSE

- 12.5M CLEAR INTERNAL HEIGHT
- 50kN/m² FM-2 FLOOR LOADING
- 10% ROOFLIGHTS
- 54M SERVICE YARD
- SECURE YARD
- 2 LEVEL ACCESS DOORS
- 6 DOCK LEVEL DOORS
- 500 KVA POWER

ESG

- EV CHARGING POINTS
- BREEAM 'EXCELLENT'
- EPC 'A'
- ROOF MOUNTED PV SYSTEM

OFFICES

- HIGH QUALITY TOILETS AND SHOWERS
- 200MM RAISED ACCESS FLOOR
- 8 PERSON PASSENGER LIFT
- VRF HEATING AND COOLING
- LED LIGHTING
- AUTOMATIC SLIDING DOORS
- METAL CEILING TILES
- CARPET TILES

ACCOMMODATION (GIA)

	WAREHOUSE SQ FT	OFFICE SQ FT	TOTAL SQ FT	CLEAR HEIGHT	FLOOR LOADING	DOCK LEVEL DOORS	SURFACE LEVEL DOORS	CAR PARKING SPACES	POWER KVA
Apollo I	64,208	6,181	70,389	12.5m	50kN/m²	6	2	55	500
Apollo II	160,095	14,499	174,594	LETTO STAIRCRAFT		15	4	149	1,100

apollo I

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LOCATION

Apollo I is set within the 196 acre Ansty Park, one of the newest and most significant business parks in the Midlands. Positioned at the very heart of the aerospace, manufacturing and logistics centre of the UK, with direct access to the UK's motorway network via junction 2 of the M6 and junction 1 of the M69. Coventry, Birmingham and the East Midlands airports are accessible within 40 minutes.

Apollo I neighbours major occupiers such as MTC, Meggitt, Rolls Royce, Sainsbury's and Cadent.

CONNECTIVITY

M69	3 mins	1.2 miles
M6	4 mins	1.7 miles
Coventry	12 mins	6 miles
M1	14 mins	13 miles
M40	22 mins	17 miles
Birmingham	28 mins	25 miles
East Midlands Airport	35 mins	36 miles
London	1hr 50 mins	96 miles

DEMOGRAPHICS



Golden triangle location; 90% of the UK population reachable within 4 hours

400k

People employed in advanced manufacturing in Coventry and Warwickshire



25% of the UK aerospace industry located in the Midlands



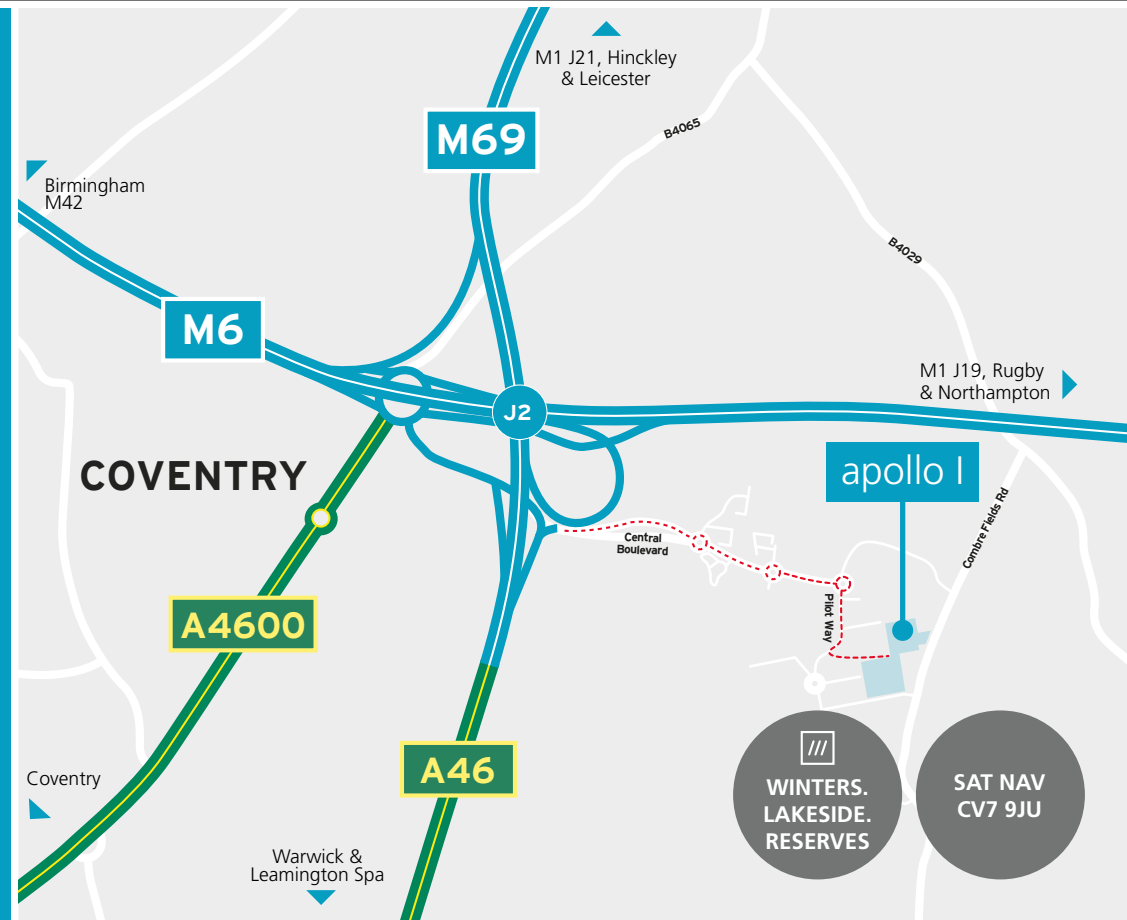
8.4% of employee jobs in transport and storage



4.8m total population within a 30 mile radius



£124.3bn total purchasing power



TERMS

The unit is available on a new FRI lease, on terms to be agreed.

FURTHER INFORMATION

Further information, plans, specification and detailed terms are available on request through the joint agents.

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