



PRELIMINARY DETAILS

TO LET

**MODERN INDUSTRIAL WAREHOUSE UNIT WITH
DEMISED YARD & PARKING**

UNIT A LYONS PARK, SAYERS ROAD, COVENTRY, CV5 9DQ



50,206 sqft

4,664.29 sqm (approx. GIA)

FITTED RACKING SYSTEM POTENTIALLY AVAILABLE

EAVES HEIGHT 9.7M & 45m YARD DEPTH

3 DOCK & 2 GROUND LEVEL DOORS

AVAILABLE FROM Q1 2027 - TO BE REFURBISHED





LOCATION

Lyons Park is located on the western outskirts of Coventry, off Sayer Drive within easy reach of the A45 trunk road linking Coventry and Birmingham.

Lyons Park is an established, popular and modern urban logistics development with existing tenants including JLR, Amazon and CH Guenther.

The M42, M6 and M1 motorways place 89% of England and Wales within a four-hour HGV drivetime, while the M69, M40 and M5 provide wider UK connectivity. M6 (J3) 1 miles distant; M42 (J6) 4 miles and M6/M69 (J2) 7 miles approx.

DESCRIPTION

The property comprises a modern Industrial/warehouse unit built in 2015 which benefits from the following specification:

- Eaves height 9.77m
- Floor loading 50KN/m²
- FM² floor
- BREEAM rating 'very good' (minimum)
- Ground floor reception with comfort cooling and heating to open plan first floor offices
- 3 dock and 2 ground level doors
- Secure 45m yard
- 48 car parking spaces

Note – the property is currently fitted with warehouse racking and could be made available as part of any deal subject to terms, timing and availability. Specification on request.

ACCOMMODATION

	sqft	sqm
Warehouse	48,134	4,471.79
Offices	2,072	192.49
TOTAL GIA	50,206	4,664.29

TERMS & AVAILABILITY

The property is available on a new lease on terms to be agreed. Quoting rent on application.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

BUSINESS RATES (2026 RV)

2026 Rateable Value	£367,500
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MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

EPC

EPC Rating: To be confirmed (Estimated EPC A)

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

Strictly via joint sole agents

Harris Lamb:

Tel: 0121 455 9455

Contact: Neil Slade
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Or CBRE 0121 616 5561

Date: September 2026
Subject To Contract



