



M6 | J3 | CV6 6HN

PANATTONI.CO.UK/COVENTRY

MIXED.GALAXY.EVER

 PANATTONI PARK
CO[▽]ENTRY

CO[▽]ENTRY

TWO BUILD-TO-SUIT
INDUSTRIAL / LOGISTICS OPPORTUNITIES

20,000 - 45,000 SQ FT



PANATTONI PARK COVENTRY



Trade Centre UK

Coventry
4 Miles / 14 Mins

M42 J7
9.8 MILES / 11 MINS

A444

A444

C45
42,910 SQ FT

C20
18,982 SQ FT

M6

J3

ACCESS TO SITE

B4113

M69
3 MILES / 5 MINS
M1 J19 / A14
15.1 MILES / 16 MINS





COVENTRY

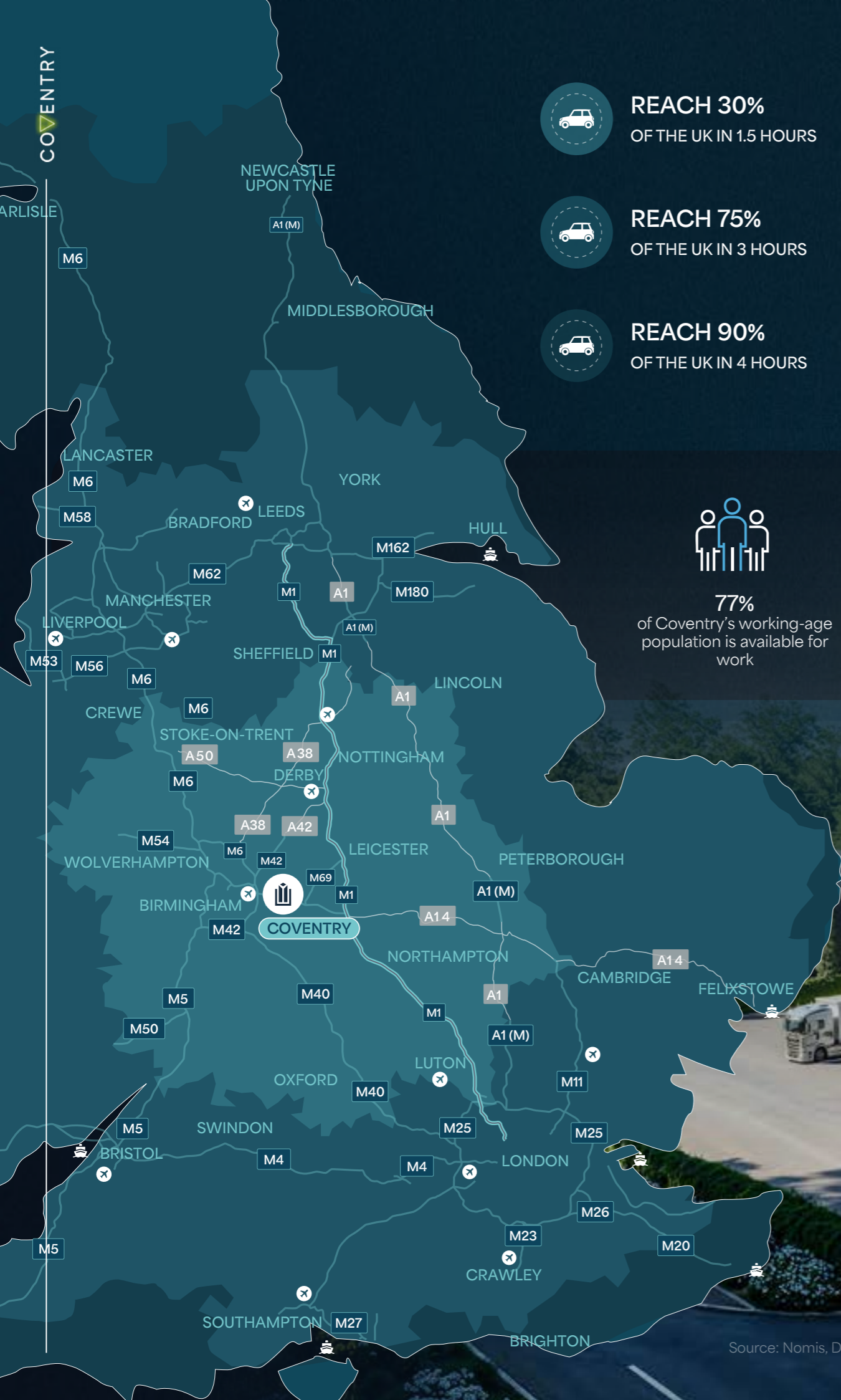
The site spans 55 acres and is strategically located within the heart of the 'golden triangle,' Coventry, the key logistics hub in the UK.

The site is based in the Midlands, and this region offers exceptional connectivity to major transport networks. It boasts access to a highly skilled and diverse labour pool, making it ideal for businesses looking to optimise distribution operations and workforce needs.

 **REACH 30%**
OF THE UK IN 1.5 HOURS

 **REACH 75%**
OF THE UK IN 3 HOURS

 **REACH 90%**
OF THE UK IN 4 HOURS



77%
of Coventry's working-age population is available for work



£532
is the average weekly wage, notably lower than the UK-wide average of £728



400,000
people employed in manufacturing in Coventry and Warwickshire



90%
of the UK population within a four hour drive



Immediate Access
to the motorway network via M6 J3

Source: Nomis, Drive Time Maps



C540 - 538,193 SQ FT
SPEC BUILD | PC Q1 2027

C45 - 42,910 SQ FT
C20 - 18,982 SQ FT
BUILD TO SUIT

SEE SEPARATE
BROCHURE

LOCATED J3 M6



C45 - 500KVA
C20 - 250KVA



Golden Triangle
Location



BREEAM
'Outstanding'



EPC A+
Rating

C45 - 42,910 SQ FT

BUILD TO SUIT

C45	SQ M	SQ FT
WAREHOUSE	3,615	38,910
1 ST MEZZ OFFICE	278.5	3,000
GROUND FLOOR	93	1,000
TOTAL	3,986.5 SQ M	42,910 SQ FT



4 Dock Level Doors



2 Level Access Doors



7 HGV Trailer Spaces



42 Car Parking Spaces



2 Accessible & 8 EV Spaces



42m Yard Depth



20 Bicycle Spaces



10m Clear Internal Height



50kN/M2 Floor Loading



FM1 Flooring





C20 - 18,982 SQ FT

BUILD TO SUIT



C45	SQ M	SQ FT
WAREHOUSE	1,675.5	15,982
GROUND FLOOR OFFICE	88	2,000
TOTAL	1,763.5 SQ M	18,982 SQ FT



2 Level Access Doors



5 HGV Trailer Spaces



2 Accessible & 4 EV Spaces



21 Car Parking Spaces



10 Bicycle Spaces



35m Yard Depth



50kN/M2 Floor Loading



10m Clear Internal Height



FM1 Flooring

B4113 / Pickards Way



WHERE GOLDEN INNOVATION MEETS EFFICIENCY

Net Zero Carbon in Construction



Targeting WiredScore 'Platinum'



Roof-mounted (PV) System



BREEAM 'Outstanding'



High Standards of Insulation & Air Tightness



15% Rooflights to Warehouse



Cycle Spaces



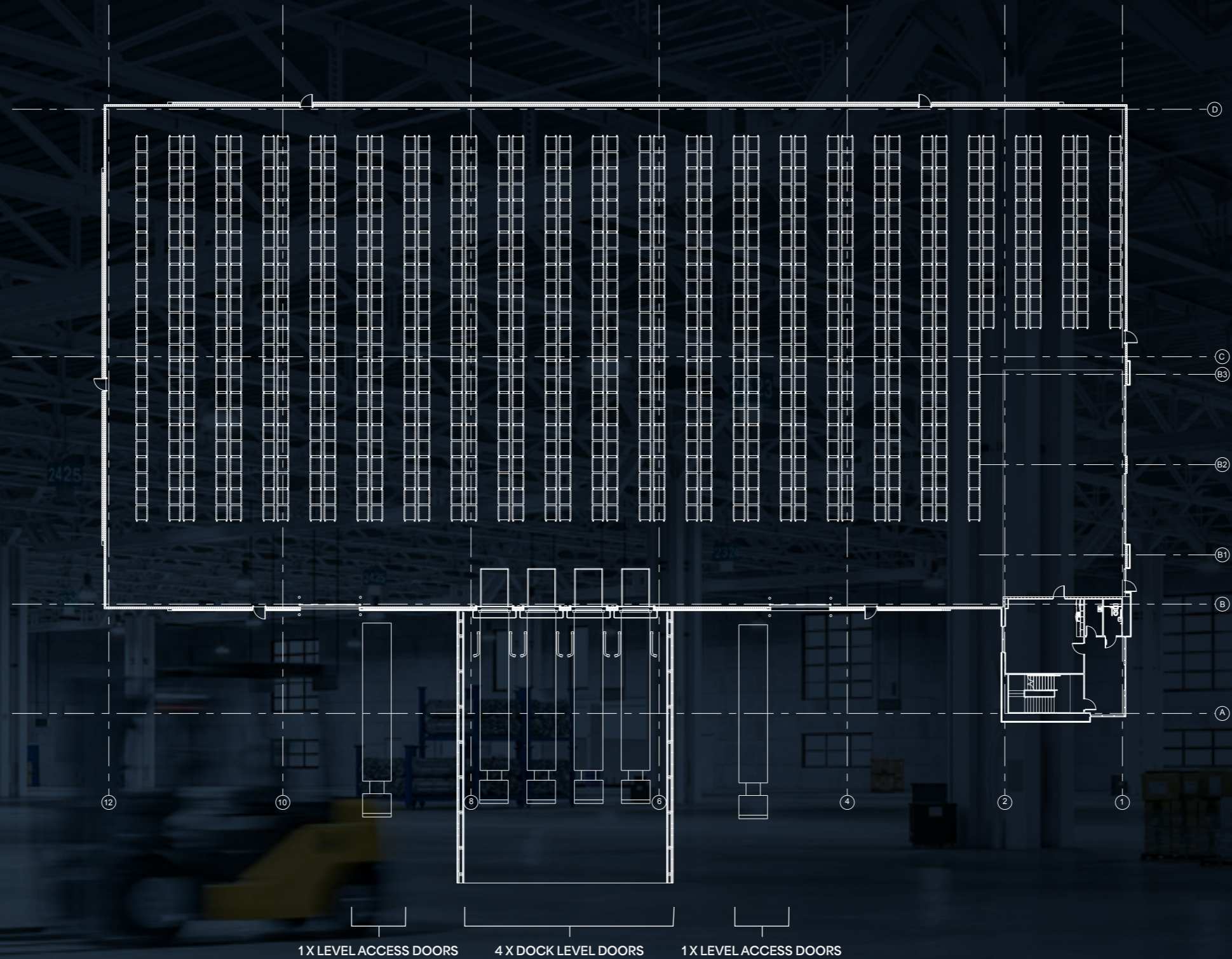
EV Charging Spaces





C45 RACKING PLAN

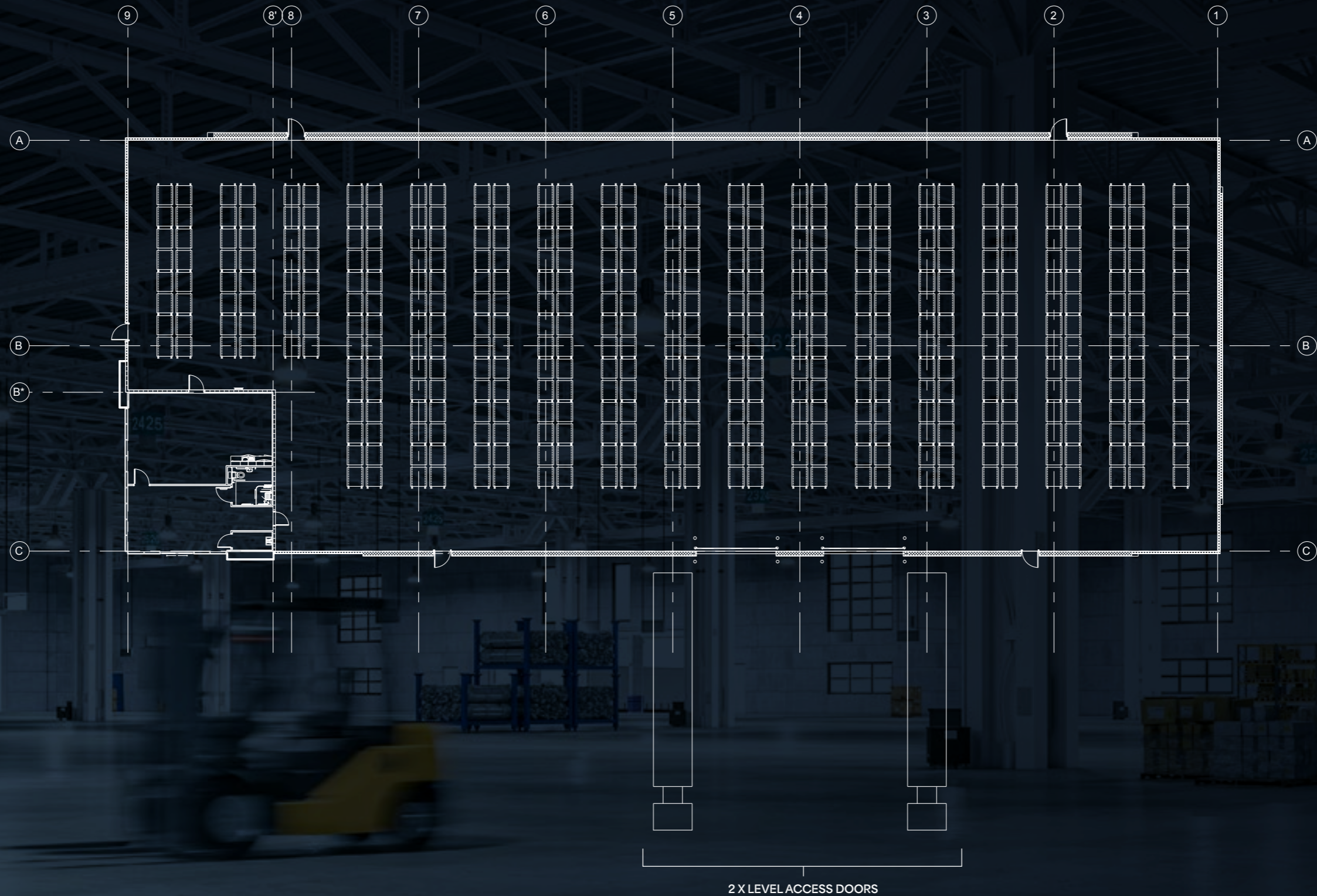
VNA RACKING / 5 PALLETS HIGH / TOTAL - 4,660 PALLETS





C20 RACKING PLAN

VNA RACKING / 5 PALLETS HIGH / TOTAL - 2,130 PALLETS





THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 253 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 8 consecutive years.



253 MILLION

SQ FT DEVELOPED
BY PANATTONI EUROPE



645 MILLION

SQ FT DEVELOPED
BY PANATTONI WORLDWIDE



60 OFFICES

WORLDWIDE



2,500+

CUSTOMERS WORLDWIDE

Clients/customers include:



Sainsbury's



XPO Logistics



COVENTRY

PANATTONI.CO.UK/COVENTRY

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