



M6 | J3 | CV6 6HN

PANATTONI.CO.UK/COVENTRY

MIXED.GALAXY.EVER

 PANATTONI PARK  
CO<sup>▽</sup>ENTRY

CO<sup>▽</sup>ENTRY

SPECULATIVE BUILD INDUSTRIAL /  
LOGISTICS UNIT

540,000 SQ FT SPEC BUILD | PC Q1 2027



# PANATTONI PARK COVENTRY



Trade Centre UK

Coventry  
4 Miles/14 Mins

M42 J7  
9.8 MILES / 11 MINS

A444

C540  
538,193 SQ FT

A444

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.



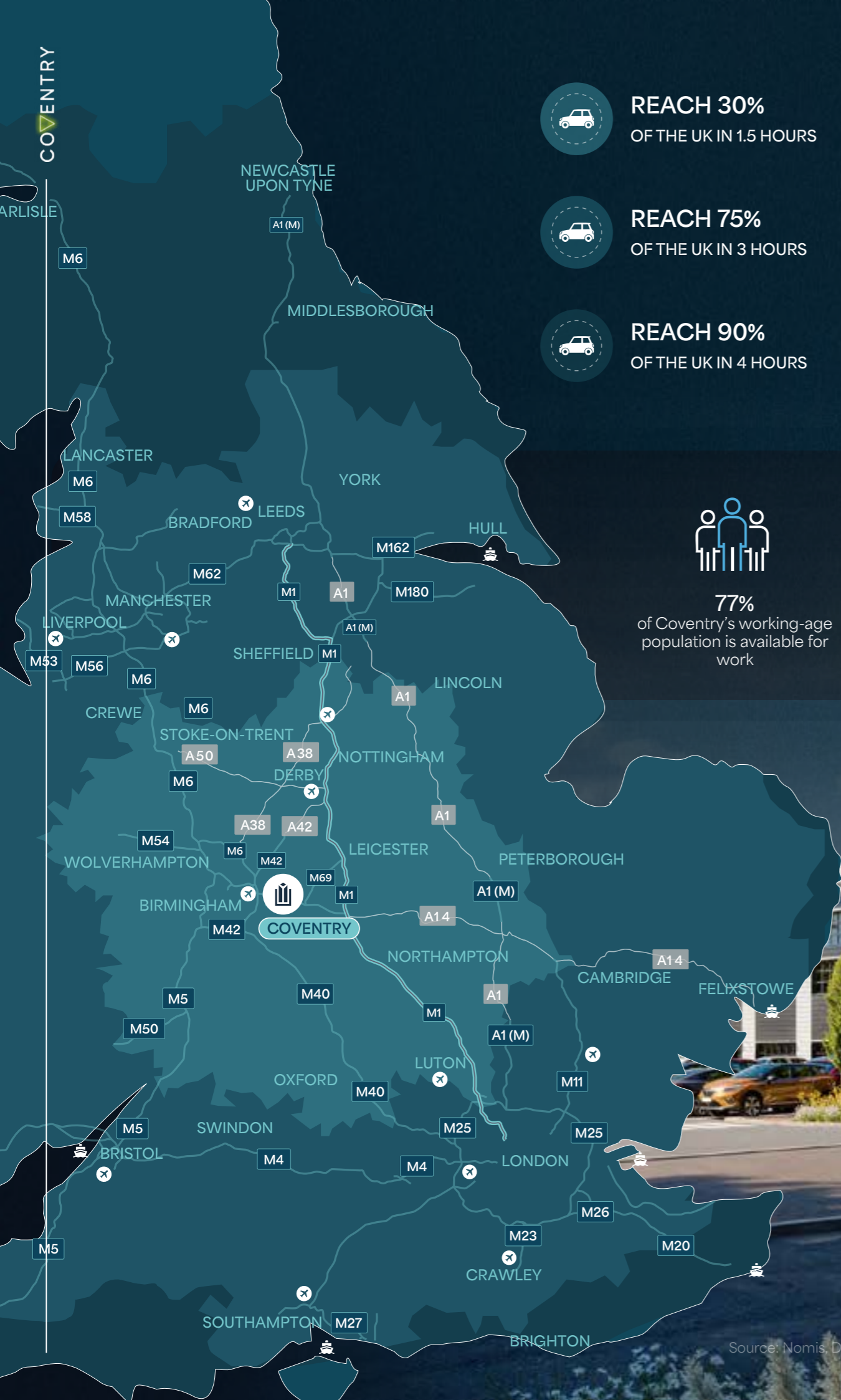
**REACH 30%**  
OF THE UK IN 1.5 HOURS



**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



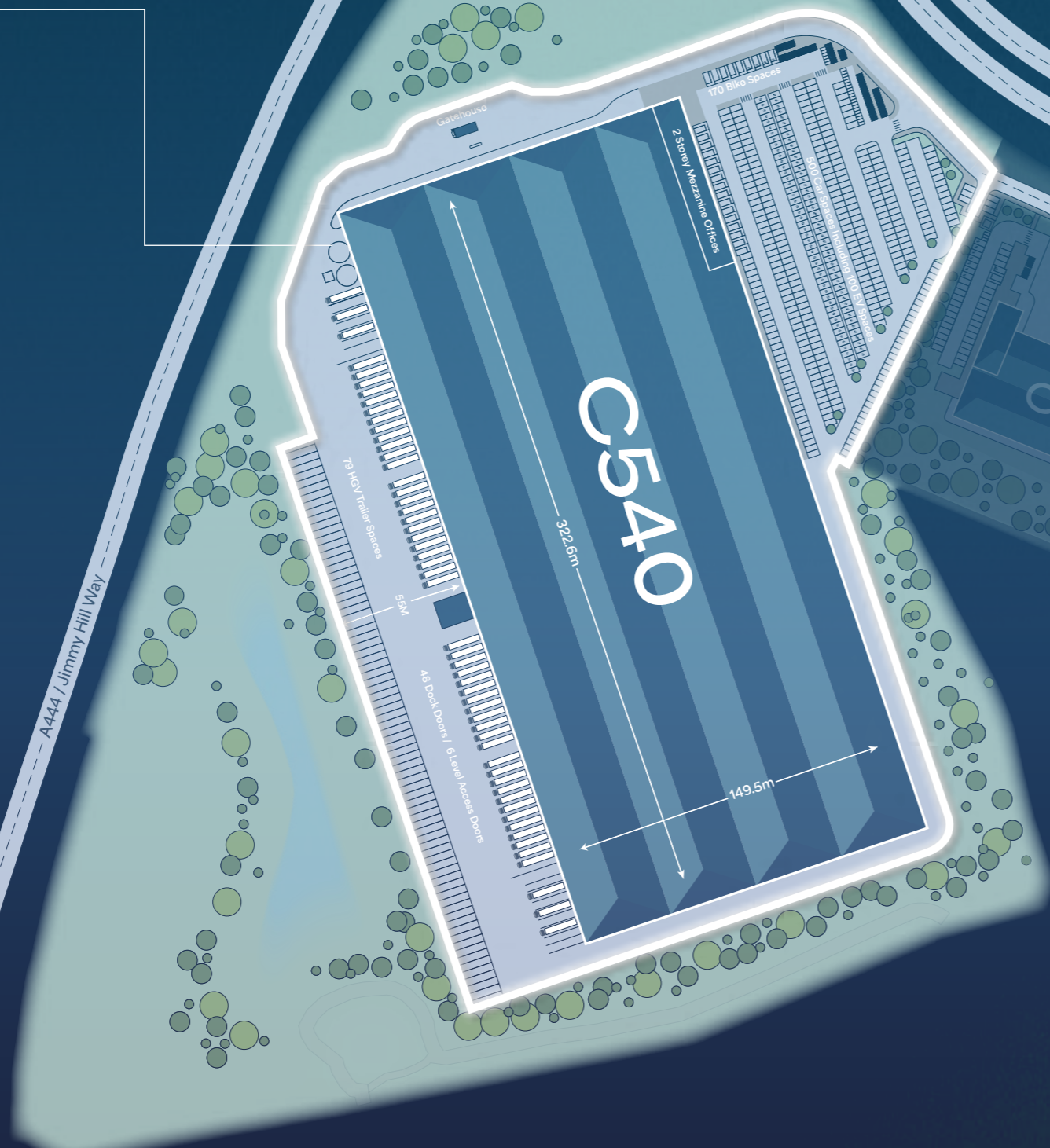
**Immediate Access**  
to the motorway network via M6 J3



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



5.7 MVA  
Power Capacity



Golden Triangle  
Location



BREEAM  
'Outstanding'



EPC A+  
Rating

# C540 - 538,193 SQ FT

## SPEC BUILD | PC Q1 2027

C540	SQ M	SQ FT
WAREHOUSE	48,097	517,711
HUB OFFICE	317.5	3,998
2 ST MEZZ OFFICE	1,393.5	14,999
GROUND FLOOR	113	1,216
GATEHOUSE	25	269
<b>TOTAL</b>	<b>50,000 SQ M</b>	<b>538,193 SQ FT</b>



48 Dock Doors



6 Level Access Doors



79 HGV Trailer Spaces



500 Car Parking Spaces



25 Accessible & 100 EV Spaces



55m Yard Depth



170 Bicycle Spaces



15m Clear Internal Height



50kN/M2 Floor Loading



FM1 Flooring





# 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



170 Cycle Spaces



100 Electric Vehicle Charging Spaces



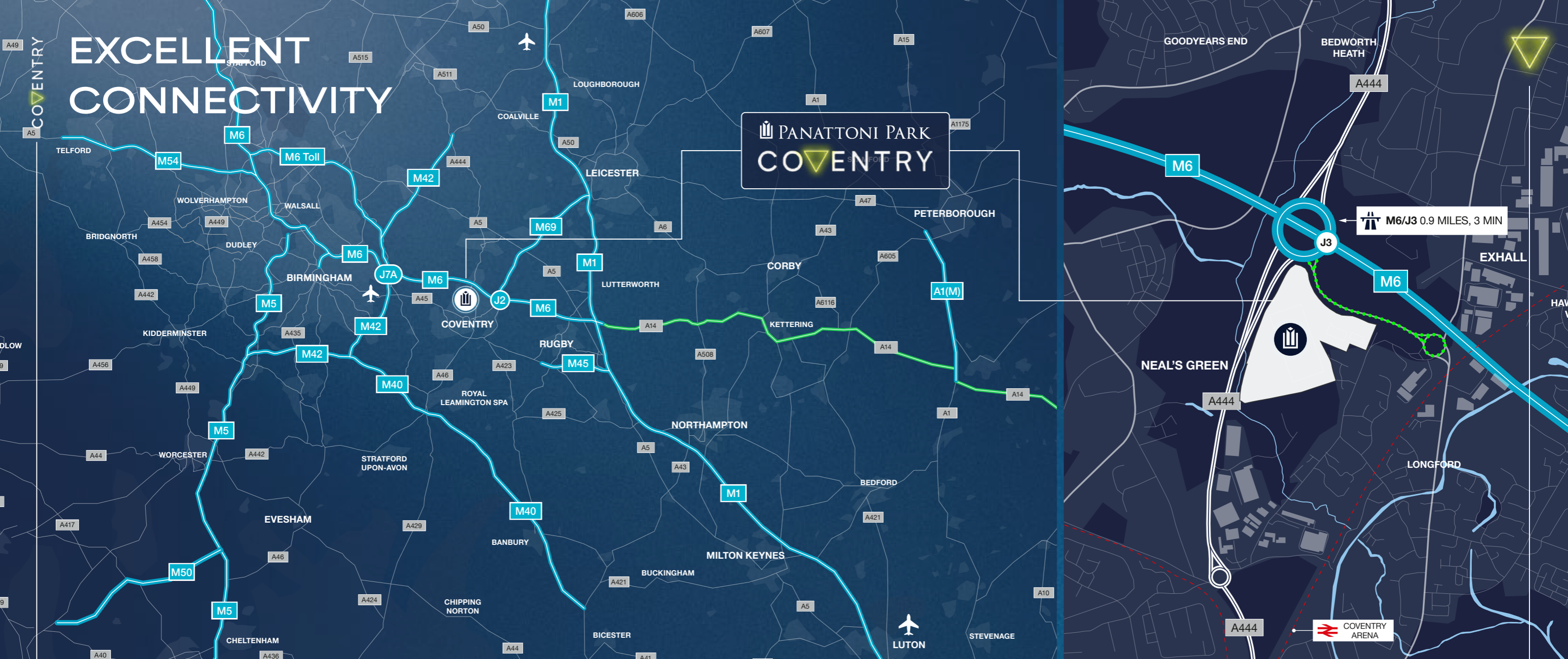
## C540 RACKING PLAN

VNA RACKING / 7 PALLETS HIGH / TOTAL - 105,168 PALLETS





# EXCELLENT CONNECTIVITY



## PRIME LOGISTICS/INDUSTRIAL OPPORTUNITY AT M6 J3, COVENTRY

Located in the Golden Triangle, immediately north of Coventry city centre, Panattoni Park Coventry is situated within the UK's premier logistics hub.

With excellent access via J3 of the M6, near its interchange with the M69, the location offers rapid connections east to the M1 at Rugby, north to Leicester, and west to Birmingham.

MIXED.GALAXY.EVER



	DISTANCE	JOURNEY
Nuneaton	5 MILES	10 MINS
Coventry	4 MILES	14 MINS
Birmingham	20 MILES	28 MINS
Leicester	24 MILES	41 MINS
Northampton	34.MILES	50 MINS
Central London	98 MILES	2HR 30 MINS



	DISTANCE	JOURNEY
A444 South	0.2 MILE	1 MIN
M6 J3	0.3 MILE	1 MIN
A444 North	0.4 MILE	1 MIN
M6 J2 (M69 Access)	4 MILES	6 MINS
M42 (J7)	9MILES	11 MINS
A14 (M6 Access)	15 MILES	16 MINS
M1 (J19)	15 MILES	16 MINS



	DISTANCE	JOURNEY
Birmingham Airport	12 MILES	16 MINS
East Midlands Airport	38 MILES	35 MINS
Luton Airport	69 MILES	1hr 25 MINS
Manchester Airport	95 MILES	1hr 30 MINS
Heathrow Airport	99 MILES	1hr 44 MINS
Stansted Airport	104 MILES	1hr 49 MINS



	DISTANCE	JOURNEY
Bedworth Station	2 MILES	6 MINS
Nuneaton	6 MILES	10 MINS
Coventry	5 MILES	15 MINS
Leamington Spa	15 MILES	30 MINS
Birmingham New Street	15 MILES	40 MINS
London Euston	97 MILES	1HR 45 MINS
Manchester Piccadilly	103 MILES	2HR 10 MINS



# 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

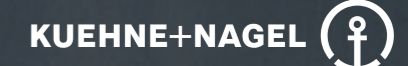
WORLDWIDE



2,500+

CUSTOMERS WORLDWIDE

Clients/customers include:



# COVENTRY

PANATTONI.CO.UK/COVENTRY

 PANATTONI



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