

**UNDERGOING  
REFURBISHMENT**

# COVENTRY 78

COURTAULDS WAY | COVENTRY | WEST MIDLANDS | CV6 5NX

**Prime Industrial / Warehouse Premises on Extensive Site  
Available Q3 2024**

**77,750 SQ FT TO LET**



8.7m clear internal height



7 level access loading doors



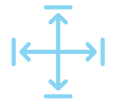
Loading on 3 elevations



LED lighting throughout



690 kVa power supply



Maximum yard depth of 61.5m



Additional open storage of c. 1 acre available (hatched area)



Due to be refurbished - completion due Q3 2024



Close proximity to the M6 motorway



EV charging points



High quality office and welfare facilities



Large local labour pool

## LOCATION

The property is located in Coventry, adjacent to Foleshill Road which provides access to the A444 and the M6 Motorway to the north and Coventry City Centre to the south.

Strategically located at the centre of the 'Golden Triangle', with approximately 85% of the UK's population within a 4.5 hour HGV drive time, making it a highly desirable location for businesses.

Coventry Station is located 2.3 miles to the south providing services to Birmingham New Street, Birmingham International and London.



## M6 / J3

8 MINUTES



## 1,050,000+

PEOPLE WITHIN A  
30-MINUTE DRIVE TIME

### ROADS

A444	0.8 miles	5 mins
M6 (J3)	2.7 miles	8 mins
A45	4.4 miles	13 mins
M69	5.5 miles	14 mins

### RAIL FREIGHT

Hams Hall	17 miles	26 mins
DIRFT	22 miles	28 mins
BIFT	24 miles	34 mins

### AIRPORTS

Coventry Airport	4.3 miles	11 mins
Birmingham Airport	12 miles	23 mins
East Midlands Airport	40 miles	44 mins

### CITIES

Coventry	1.1 miles	5 mins
Birmingham	23 miles	37 mins
Leicester	27 miles	45 mins
Northampton	43 miles	50 mins
London	101 miles	2 hrs 16 mins

**POSTCODE: CV6 5NX**



## DESCRIPTION

The property comprises a modern self-contained twin-bay portal frame warehouse of approximately 77,750 sq ft and benefits from the following specification:

- 8.7m clear internal height
- 7 ground level access doors with loading on three elevations
- Maximum yard depths of 45m and 61.5m (approx.)
- Warehouse lighting
- Fitted office accommodation over two floors
- Staff welfare area, including warehouse WCs and canteen
- Extensive car parking
- Additional 1 acre of open storage to the south of the main site (hatched on page 2) available by way of separate negotiation

The premises will prior to occupation be extensively refurbished. Full details are available upon request.



## ACCOMMODATION

	Sq m	Sq ft
Warehouse	6,754	72,697
Office	378	4,072
Mezzanine	91	981
<b>Total (GIA)</b>	<b>7,223</b>	<b>77,750</b>





## ADDITIONAL INFORMATION

### TERMS

The property is available for a term of years to be agreed. All enquiries should be made via the joint agents.

### BUSINESS RATES

The current rateable value for the property is £425,000.

### EPC

The property currently benefits from an EPC C, however following refurbishment the rating is expected to improve to a minimum of a B.

### SERVICES

The property benefits from all mains services but have not been tested by the agents.



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