



PowerPark170

Coventry

168,249 sq ft (15,630.46 sq m)

Under refurbishment Industrial / warehouse unit

TO LET
AVAILABLE
Q2 2024

BLUE RIBBON PARK
CV6 5RE

 clouds.guess.hedge



1 MILE
TO J3 M6



8M CLEAR
HEIGHT



B2 / B8
PLANNING



OXENWOOD
REAL ESTATE

This unit is to be refurbished and comprises a high quality industrial/warehouse unit including the following specification:

- ➔ 1 mile to J3 M6
- ➔ 2 miles to city centre
- ➔ Dock doors, level access doors & rooflights
- ➔ Detached warehouse with secure yard
- ➔ Newly refurbished office accommodation



Accommodation

GROUND FLOOR	SQ FT	SQ M
Warehouse	159,583	14,825.26
Offices	2,664	247.50
Warehouse WCs/Offices	1,513	140.60
FIRST FLOOR		
Offices	2,993	278.10
Warehouse Canteen/Offices	1,496	139.00
TOTAL	168,249	15,630.46

WAREHOUSE



8m (clear height)



8 level access loading doors



4 dock level loading doors



LED lighting



Sprinklers



Racking in situ

EXTERNAL



Secure yard with max 58.7m depth



Ample parking provision

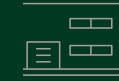


Security lighting

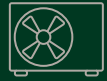


Gatehouse

OFFICE



Two storey offices



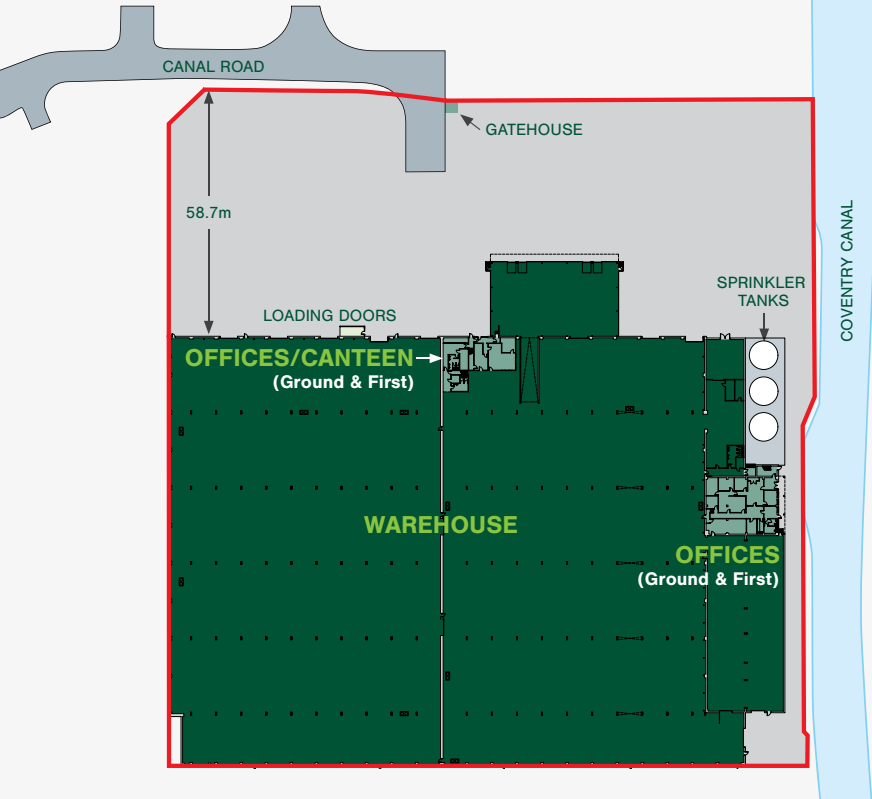
Air Conditioning



Male & female WC



Air Handling



Indicative Image



Indicative Image



Indicative Image



Location

Power Park Coventry is located on Blue Ribbon Park 2 miles north east of Coventry City Centre and is accessed directly off the A444, a key arterial road leading to junction 3 of M6 which is only 1 mile to the north.

This is a well established location off the well-known Blue Ribbon roundabout and benefits from good access to labour. Nearby industrial/manufacturing occupiers include DHL, The Co-op, Jaguar Land Rover, Rolls Royce & Meggit. In addition, Parcel Force and DPD have large parcel hubs within a 15-20 minute drive.

TENURE

The property is available leasehold by way of a new lease on terms to be agreed.

PLANNING

B2 and B8.

BUSINESS RATES

The rateable value is available on application.

SERVICES

We understand mains gas, three phase electricity, water and drainage are all connected to the property.

EPC

The property has an EPC rating of C66.



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