



# COVENTRY 245 TO LET

## GOLDEN TRIANGLE DISTRIBUTION WAREHOUSE

1 BANNER LANE, COVENTRY, CV4 9GH

244,256 SQ FT (22,692.13 SQ M)

- TWO-BAY WAREHOUSE WITH CANOPY
- SUBSTANTIALLY RACKED
- FULLY SPRINKLERED
- HEATING AND LIGHTING THROUGHOUT
- CLEAR EAVES HEIGHT 7.5M – 9.5M
- 11.23 ACRE SITE WITH 50-55M YARDS



### Location:

The property is 3.5 miles to the west of Coventry, on Banner Lane, next to Broad Lane Trading Estate. Coventry's strategic position within the Golden Triangle provides numerous motorway links. The property benefits from rapid access to the A45 dual carriageway, linking to the A46, M42 and M45. The A46 in turn provides direct access to the M40 and M6. Next to the property is Bannerbrook Shopping Centre which provides a range of amenities.

### Description:

The property comprises a distribution warehouse, which was constructed in two stages, providing a high bay warehouse with a clear height of 9.75m and a lower bay warehouse with a clear height of 7.5m.

There are two storeys of ancillary office accommodation plus a further third storey which has been converted by the previous occupier into staff rest areas.

### Specification:

- Clear eaves height ranging from 7.5 to 9.75m
- Two service yards
- 10 level access doors with 50m deep yard
- 2 dock level doors with 55m deep yard
- Gas warehouse heating
- Warehouse lighting
- Fully sprinklered
- Substantially racked with integrated sprinklers
- Loading Canopy with sprinklers
- 10% Roof Lights
- 11.23 acre site
- 4.02 acres of external space

Energy Performance Certificate (EPC):  
B-44

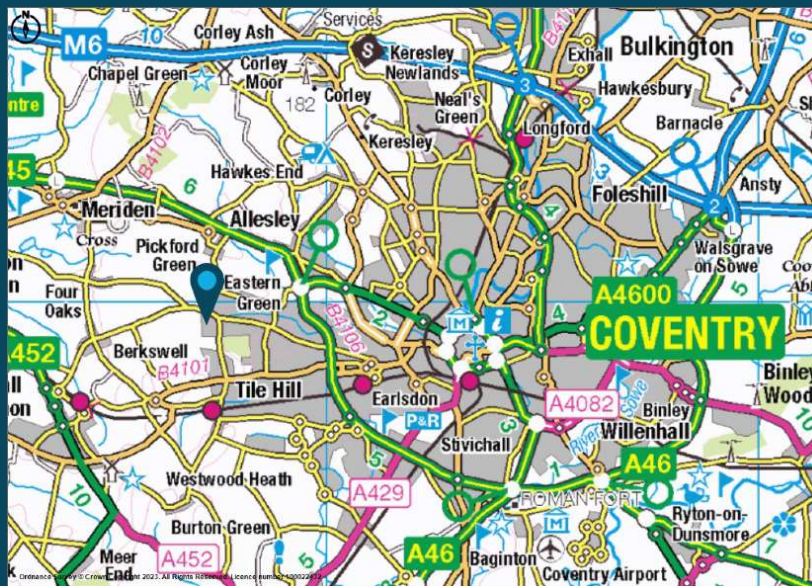
### Accommodation:

The accommodation comprises the following GIA floor areas:

Unit	Sq. Ft	Sq. M
Warehouse	131,847	12,248.58
High Bay Warehouse	99,247	9,220.34
Offices	13,162	1,222.82
<b>Total Gross Internal Area</b>	<b>244,256</b>	<b>22,692.13</b>
Canopy	13,471	1,251.49

### Lease:

The unit is available on a new FRI lease, flexible terms considered.



Viewing & Further Information – by appointment through sole agents only, please contact:

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