



To Let

Available Now: Refurbished Industrial/Distribution unit in Coventry with heating, lighting and sprinklers.

- Available now
- Refurbished to a high standard
- Fitted with heating, lighting and sprinklers
- Strong and skilled local labour pool.
- Level access & dock loading doors.
- 6 motorways within 20 miles.
- Fit out packages available
- Gatehouse

DC4, Prologis Park Ryton

Oxford Road, Ryton On Dunsmore, Coventry, CV8 3LF

166,820 sq ft

15,498.09 sq m

Reference: #128582

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Location

Central to the UK's automotive cluster, DC4 is within minutes of the UK's national motorway network. This unit provides fast access to the M6, M69 and M45 and is only 5 miles from Coventry City Centre. Existing occupiers include Jaguar Land Rover, CEVA, LEVC, Furnolic and DHL. DC4 is 24 minutes from DIRFT, located within 16 miles and 45 minutes from East Midlands airport.

Description

A great opportunity to secure space on a prime and well recognised industrial/logistics park in Coventry. Constructed in 2014 to the highest modern standards, the unit has undergone an extensive refurbishment and is available now for occupation.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
-	156,448	14,534.49
-	5,250	487.74
-	5,122	475.85
Total	166,820	15,498.08

Specification

- 15 dock level doors (Including 4 euro docks)
- 4 level access doors
- 12.5m clear internal height
- Gatehouse
- LED lighting throughout
- Heating in the warehouse and offices
- Sprinklers
- Offices, with carpeted floors, suspended ceilings and kitchen areas
- Dedicated welfare facilities for both the warehouse and offices
- 34 HGV Spaces
- 170 Car Parking Spaces

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Prologis Park Ryton

At Prologis Park Ryton, Prologis have created spaces and places where their customers' businesses can thrive, where employees enjoy coming to work and where communities and nature can flourish. When customers move to one of their buildings, they can benefit from a range of park-wide services that Prologis have designed to support their business operations. Below are the park services which customers on Prologis Park Ryton benefit from.

- ANPR control and regulation
- Green travel plan
- Maintained private roads
- Community liaison
- On-site parking controls
- Snow clearance/road gritting
- Maintained park drainage
- Maintained landscaping
- Park signage
- Litter picking

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