

HOLBROOK PARK


Coventry CV6 4QY

- > 17 new trade counter and industrial/warehouse units
- > 2,485 - 40,118 sq ft (units 13 & 14 combined)
- > Prime urban development

To let



A development by:

Chancerygate 

BRIDGES
Fund Management

Available now

HOLBROOK PARK

Located on Holbrook Lane, a well-established industrial area in Coventry, close to the A444.

Approximately 2.5 miles north of the city centre and 2.5 miles south of junction 3 of the M6 motorway, which in turn provides excellent access to the nearby M1, M6, M40, M42, M45 & M69 motorways.

Local occupiers include Meggitt, Huws Gray and Unipart. Coventry Building Society Arena and Arena Park Shopping Centre are close by.

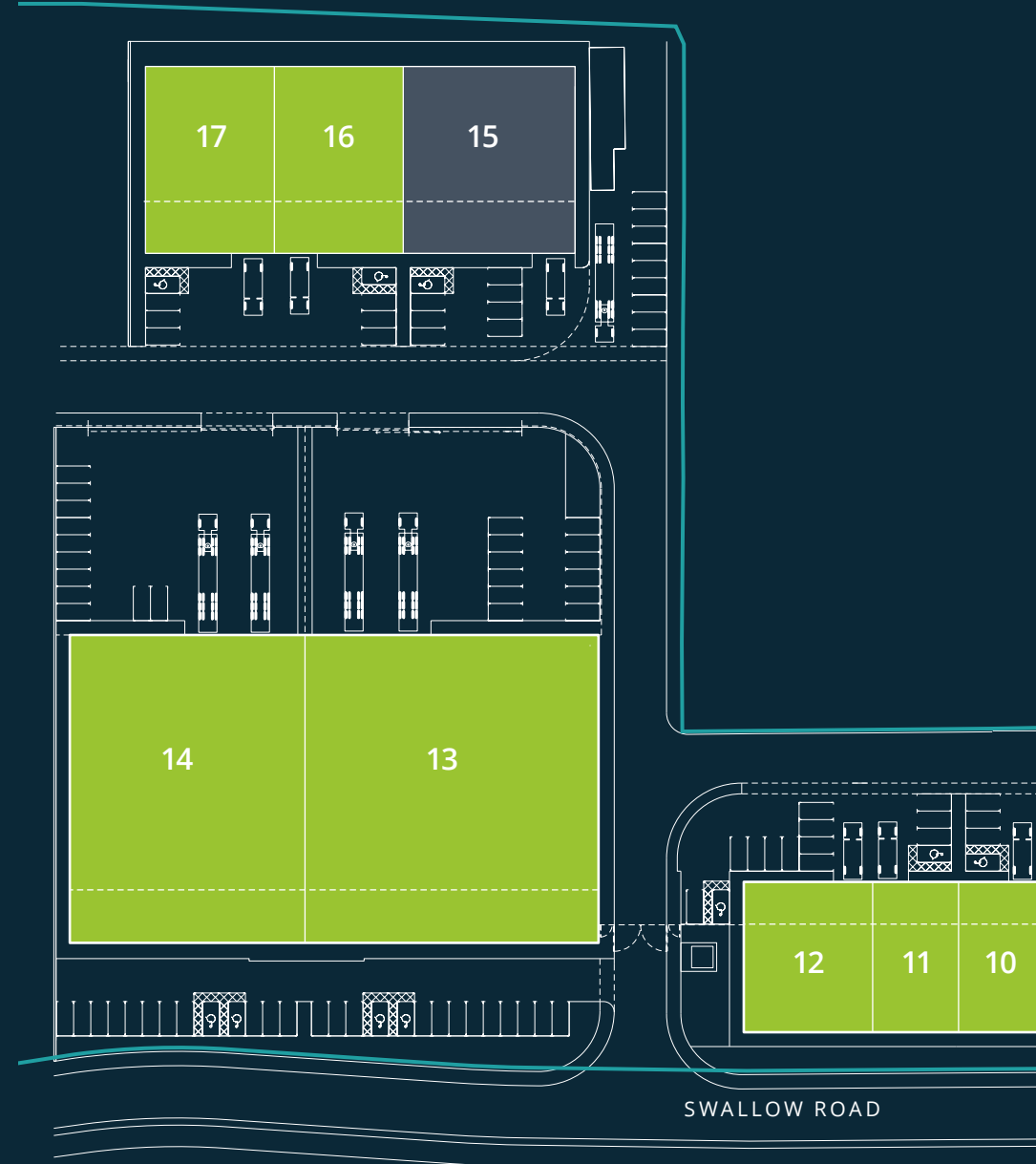
Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives we have employed on this scheme to achieve this include

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels to units 13 & 14
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- BREEAM 'Very Good'
- EPC rating of 'B'
- Secure cycle parking



Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	LET TO WURTH		
2	LET TO CLIFTON BATHROOMS		2,484
3	LET TO CLIFTON BATHROOMS		2,466
4	2,485	-	2,485

Unit	Ground Floor	First Floor	Total
5	2,836	803	3,639
6	4,573	1,160	5,733
7	4,573	1,160	5,733
8	2,720	774	3,494
9	2,720	770	3,490
10	2,720	774	3,494
11	2,720	775	3,495

Unit	Ground Floor	First Floor	Total
12	4,076	1,159	5,235
13	19,008	3,268	22,276
14	15,223	2,619	17,842
15	LET TO KELVATEK		8,568
16	5,063	1,363	6,426
17	5,070	1,379	6,449



- Industrial/warehouse
- Trade counter

Planning Use

E(g) (formerly B1c) and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.

Trade Unit 4

2,485 sq ft

General Specification

Flexible trade unit finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>6.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ideal for trade counter users</p>	 <p>24/7 access available</p>	 <p>Roadside frontage</p>
 <p>Electric car charging points</p>	 <p>12 year collateral warranty available</p>	 <p>Landscaped environment</p>

Terms

Available on a leasehold basis.



Last trade unit available



HOLBROOK PARK



Industrial and Warehouse Units 5-12

3,490 up to 11,466 sq ft (units 6 & 7 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>6.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ability to combine units</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>Electric car charging points</p>
 <p>12m yard depths</p>	 <p>Secure industrial park</p>	 <p>12 year collateral warranty available</p>

Terms

Available on a leasehold basis.



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Industrial and Warehouse Units 13-14

17,842 up to 40,118 sq ft (units combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Private gated 29m yards</p>
 <p>Electric loading doors</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>Electric car charging points</p>
 <p>Fitted reception</p>	 <p>Ability to combine units</p>	 <p>12 year collateral warranty available</p>

Terms

Available on a leasehold basis.



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Industrial and Warehouse Units 16 & 17

6,426 up to 12,875 sq ft (units combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ability to combine units</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>Electric car charging points</p>
 <p>15m yard depths</p>	 <p>Secure industrial park</p>	 <p>12 year collateral warranty available</p>

Terms

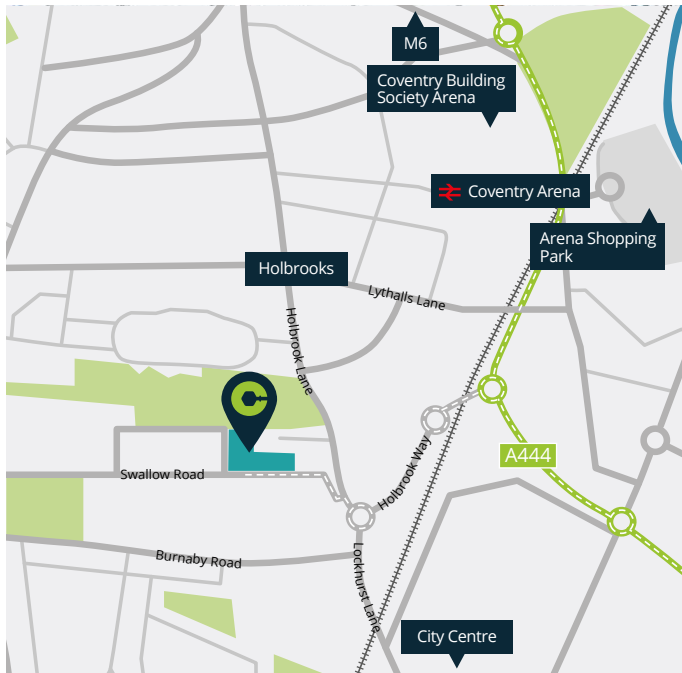
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holbrookparkcoventry.co.uk

Travel Distances

Road

M6 (J3)	2.5 miles
M42 (J6)	11 miles
M1 (J19)	17 miles
Coventry City Centre	2.5 miles
Birmingham	22.6 miles

Rail:

Coventry Arena Train Station	3.4 miles
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Airport:

Coventry Airport	7 miles
Birmingham Airport	11.5 miles

Holbrook Lane,
Coventry CV6 4QY

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. July 2023.

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