



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

Under refurbishment Industrial / warehouse unit

View the virtual tour at www.powerparkcoventry.co.uk

TO LET
AVAILABLE
Q2 2024

**BLUE RIBBON PARK
CV6 5RE**

 clouds.guess.hedge



**1 MILE
TO J3 M6**



**SOLAR PV
ENABLED**



**58.7M YARD
DEPTH**



**VERSATILE
FACILITY**



The unit is to be extensively refurbished to create a greener facility offering an occupier greater operational & cost efficiencies.

- Additional **Solar Array** to supplement grid supply of upto 900KVA
- Power grid capacity up to **1MVA**
- New **LED Lighting** throughout warehouse
- **Sprinkler system** in situ
- **Extensive improvements** to office & staff welfare areas
- New **energy efficient lighting & heating** systems
- Potential to add **EV charging**
- Minimum **EPC B** rating



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



Up to 1MVA power supply

EXTERNAL



Secure yard with max 58.7m depth



Ample parking provision



Security lighting



Gatehouse

OFFICE



Two storey offices



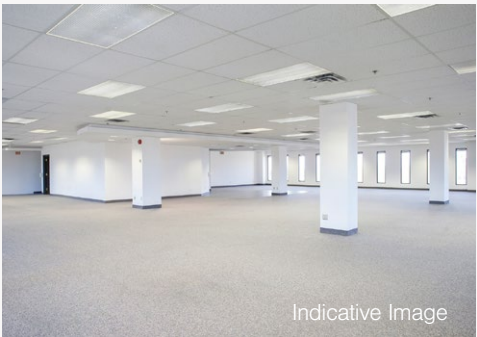
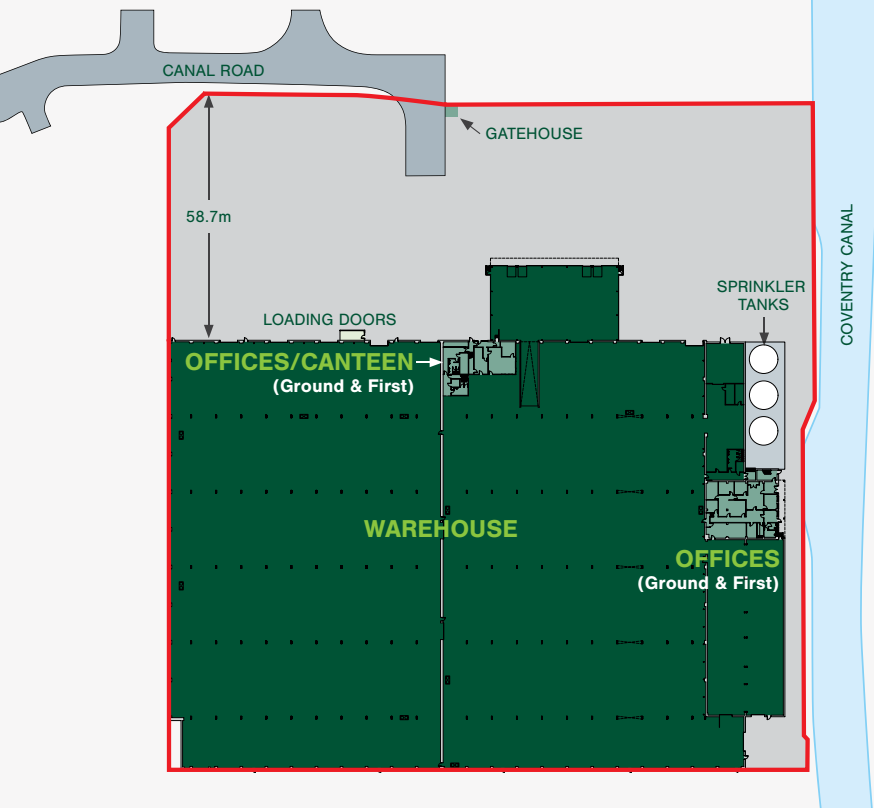
VRF climate control

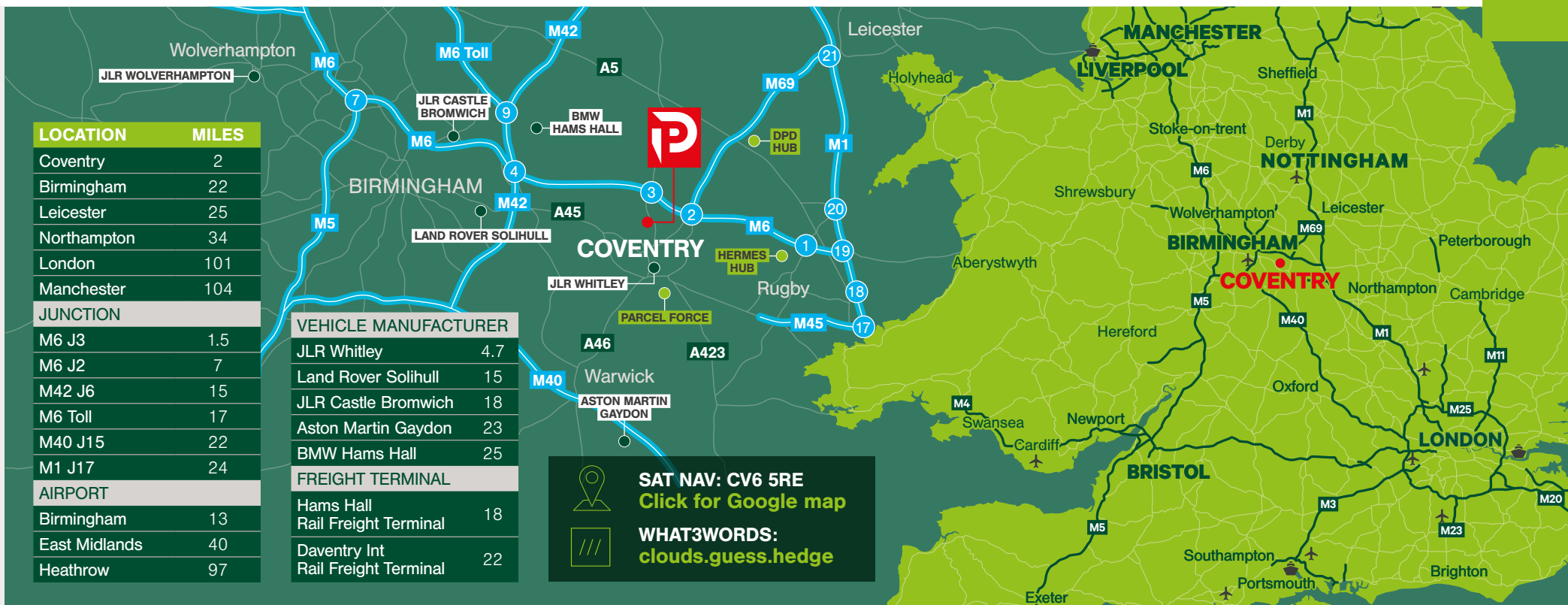


Staff amenity



LED lighting





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

Target minimum EPC B rating.



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