

AXIAL

COVENTRY BUSINESS PARK

VIEW DRONE VIDEO



MODERN LOGISTICS/ WAREHOUSE BUILDING

TO LET

295,793 sq ft (27,480 sq m)

Refurbished Unit

B1, B2 AND B8 use

Site area - 15.48 acres

SATNAV: CV5 6UF

www.axial-coventry.co.uk

1MVA AVAILABLE



Location

Axial is located on the established Coventry Business Park, situated just off the A45 Fletchamstead Highway which provides access to the M42 motorway at Junction 6 (approximately 8 miles away) and Junction 2 of the M6 motorway (approximately 9 miles away).

Coventry Business Park operates as an industrial/logistics park and a retail park. Occupiers on the estate include Kautex Unipart and Mission Foods. In addition, nearby amenities include Sainsbury's, McDonald's and KFC.

Coventry is an established manufacturing and warehousing location due to it being centrally located and at the heart of the national transport network along with there being an excellent skilled workforce. Other occupiers in the city include Jaguar Land Rover, London Taxi Company, UK Mail, DHL & Bridgestone.



Description

This modern industrial/warehouse building totals 295,793 sq ft (27,480 sq m) with a 16.3 metre high bay press area and 8.2 metre warehouse and dispatch area. The property has 13 loading docks and 10 level access doors.

The portal frame building benefits from insulated wall and roof cladding with approximately 10% roof lights. The high bay facility has 5 x 20 tonne capacity and beam mounted Gantry Cranes.

The property also benefits from having lighting in high bay and a sprinkler system along with a power supply of 1MVA.

The office accommodation includes carpet flooring, suspended ceilings and painted walls.

The total site area is 15.48 acres providing a site coverage of 43.6%.

Specification

- 16.3 metre eaves in the high bay area
- 8.2 metre eaves in the warehouse area
- 13 dock loading doors
- 10 level access doors
- 1MVA Supply
- Lighting (high bay) and Sprinklers
- Cranage (5 x 20 tonne)
- Security Gatehouse
- Fully secure site
- 15.48 acre site area

Services

We understand water, electricity, gas and mains drainage are available to the premises. Interested parties should check with the local service provider as to their existence, adequacy or otherwise for the proposed use.

Legal Costs

Each party is to be responsible for their own legal costs.

Rates

Rateable Value 2017 (£1,270,000)

Interested parties are recommended to make their own enquiries to confirm rating figures.

98%



of UK market consumers and businesses within 4 hour drive time

1

Just over
hour



travel time from Coventry - London Euston via train

16



Universities within one hour drive

Companies such as **Aston Martin, BMW, Jaguar Land Rover and Tata** have chosen Coventry and Warwickshire as a base to do business.

34,000



people in Coventry and Warwickshire are employed in advanced manufacturing and engineering, 57% greater than the UK average overall.

10%



of all UK automotive jobs are in Coventry and Warwickshire.

1,500

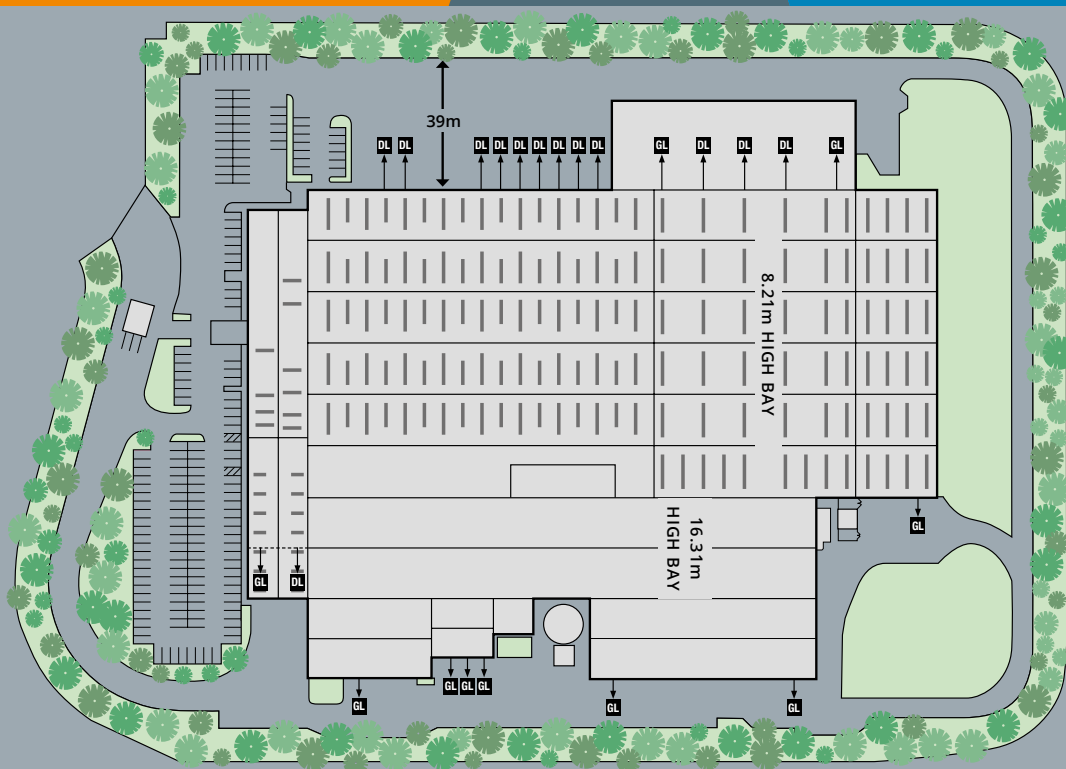


dedicated automotive suppliers, with 16 of the top 20 global first tier suppliers located within the area.



Accommodation

FLOOR	USE	Sq m	Sq ft
Ground	Low Bay Warehouse	20,435.0	219,960
Ground	High Bay Warehouse	4,486.0	48,295
Ground	Offices	1,282.9	13,810
First	Mezzanine	1,001.5	10,780
Second	Mezzanine	273.9	2,948
TOTAL gross internal area		27,479.3	295,793



DL Dock Level Door
GL Ground Level Door
176 Car parking spaces



City/Town	Travel Time
Birmingham	28 mins
Leicester	44 mins
Northampton	49 mins
Milton Keynes	65 mins
London	129 mins

Source: RAC Route Planner



For further information contact:

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