

**RARE HIGH QUALITY
SPACE AVAILABLE AS
A WHOLE OR IN PART**

UNIT2
COVENTRY
LOGISTICS PARK

10 RICHARDSON WAY
COVENTRY CV2 2TA

**IN THE LOGISTICS
GOLDEN TRIANGLE**

252,210 SQ FT OPPORTUNITY IN A PRIME LOGISTICS LOCATION.

A rare opportunity to acquire up to 252,210 sq ft of a newly constructed logistics warehouse in a core Midlands location.

Located in the Golden Triangle immediately North of Coventry City Centre, is the UK's premier logistics location on the 42 acre Coventry Logistics Park. With excellent access via J2 of the M6 and the interchange with the M69 and beyond. This allows rapid access East to the M1 at Rugby, to the North at Leicester as well as Birmingham to the West.



**ADJACENT
TO J2 M6
/ J1 M69**



**GOLDEN
TRIANGLE
LOCATION**



**BREEAM
OUTSTANDING**





ACCOMMODATION	SQ FT	SQ M
Warehouse (Grd Floor)	239,182	22,221
Office (Grd floor)	6,576	611
Office (1st floor)	6,452	599
TOTAL	252,210	23,431

252,210 SQ FT 23,431 SQ M

**20 DOCK LOADING
DOORS
4 OF WHICH ARE
EURO DOCKS**



**EPC RATING OF A
BREEAM OUTSTANDING**



**50 KN/M FLOOR
LOADING
FM2 FLOOR
SLAB**



**28 HGV PARKING SPACES
220 STAFF
PARKING SPACES**



**15M EAVES HEIGHTS
2 LEVEL ACCESS DOORS**



**55M
YARD
DEPTH**



**EV
CHARGING
POINTS**



**PV
PANELS**



**PART OF ESTATE WIDE
CYCLE SCHEME
64 STAFF
CYCLING SPACES**





DEMOGRAPHICS



83%

of the UK population
within a four hour drive

400,000

people employed in
advanced manufacturing in
Coventry and Warwickshire

100,000 +

graduates per year from
15 Universities within
a 1 hour drive

25%

of the UK aerospace
industry located in
the Midlands



East Midlands Airport

is the UK's largest freight handler
outside of Heathrow

Instant access

to the motorway network
via J2 M6 J1 M69

30

Automotive vehicle manufacture brands
with headquarters in the area

Occupiers Nearby:

+GF+

**TESCO
Extra**



TNT

fyffes

Sainsbury's



COVENTRY LOGISTICS PARK, COVENTRY CV2 2TA.

ADJACENT TO J2 M6 / J1 M69 GOLDEN TRIANGLE LOCATION



LOGISTICS GOLDEN TRIANGLE



Location

M6	→	3 min
M69	→	4 min
Coventry	→	12 min
M1	→	14 min
M40	→	20 min
Birmingham	→	35 min
Central London	→	2 hr 10 min



Ports

London Gateway	→	2 hr 5 min
Humber / Hull	→	2 hr 10 min
Tilbury Docks	→	2hr 20 min
Felixstowe	→	2 hr 30 min
Southampton	→	2 hr 50 min



Airports

Coventry	→	12 min
Birmingham	→	22 min
East Midlands	→	41 min
London Heathrow	→	1 hr 40 min

UNIT 2

COVENTRY LOGISTICS PARK

10 RICHARDSON WAY
COVENTRY CV2 2TA

TENURE

The property is available by way of assignment of existing lease or sub lease of the whole.

RENT

Upon application.

BUSINESS RATES

The 2024/2025 Rateable Value for the property is £1,650,000.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

ANTI-MONEY LAUNDERING

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

VAT

All terms quoted are exclusive of VAT.

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VIEWING

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