



TO LET

INDUSTRIAL/WAREHOUSE ON SELF CONTAINED 2.52 ACRE SITE

49,650 SQ FT (4612.6 SQ M)

SPRINT POINT

Dolomite Avenue | Coventry Business Park | Coventry | CV5 6US

HOLT.
COMMERCIAL

FEATURES

Location

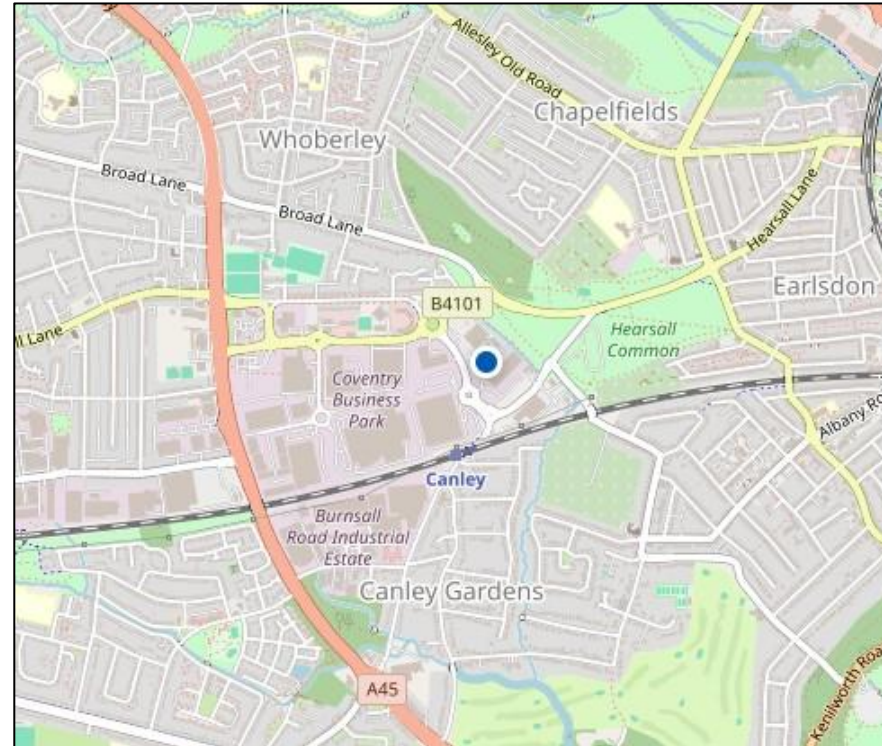
Sprint Point is located on Coventry Business Park, a well established, mixed use commercial development located to the west of Coventry adjacent to the A45. The unit is approximately 2 miles west of Coventry City Centre and within 9 miles of the M6 (J2).

The A45 gives direct access to the M42 and greater motorway network. Canley Railway Station is within walking distance of the property.

Other nearby amenities include the Village Hotel, Sainsbury's and a number of restaurants.

SAT NAV CV5 6US

- Well established industrial warehouse location
- 2.52 acre self contained site
- 10m eaves height
- 4 dock level access doors
- 2 land level access doors
- 97 car parking spaces
- Secure site



Description

The property is situated on a self contained site of 2.52 acres (1.02 hectares) and benefits from the following brief specification:

- 10m eaves height
- 4 dock level access doors
- Heating and lighting
- Air cooled offices
- 2 ground level access doors with canopy
- 57kN per m2 flooring loading
- 97 car parking spaces
- Fenced lorry yard
- Mess room and WC facilities
- CCTV / alarm system

Accommodation

Description	sq ft	sq m
Warehouse	44,190	4105.4
Offices	5,460	507.2
Total GIA:	49,650	4612.6

Services

Electricity, gas, mains water and drainage are connected to the property. Interested parties are advised to satisfy themselves that this is the case.

Planning

We understand the site benefits from detailed planning consent for Distribution B8, General Industrial B2 and Light Industrial B1(c) and ancillary offices.

Tenure

The property is available by way of an assignment of the existing Lease which expires 19 November 2032. Alternatively, subject to Landlord agreement, a surrender of the existing Lease and regrant of a new Lease.

Rent

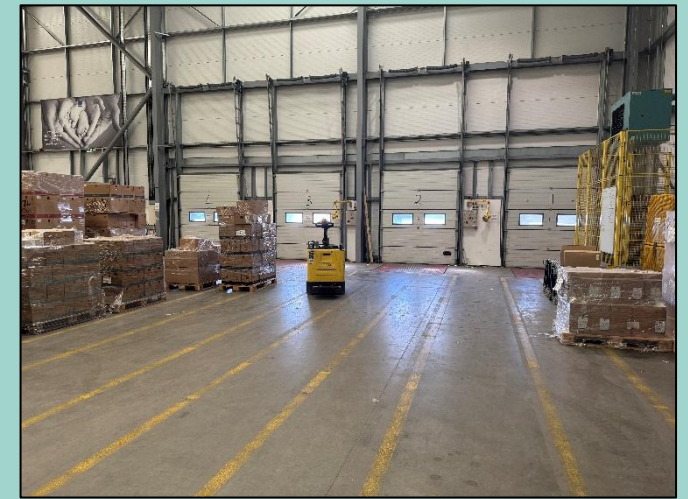
Upon application

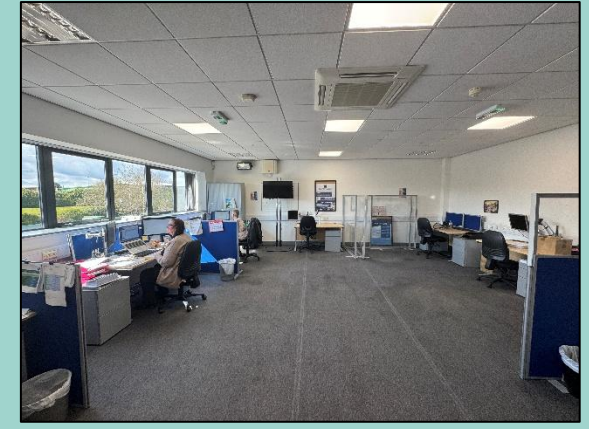
Business Rates

Rateable Value (April 2026): £387,500

Energy Rating

B48 EPC available upon request.





Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the lessee.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Further Information

Should you require further information or wish to arrange to view please contact the sole agents:

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