

PowerPark170 Coventry

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

Newly Refurbished Industrial / warehouse unit

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

TO LET

READY FOR
IMMEDIATE
OCCUPATION

**BLUE RIBBON PARK
CV6 5RE**

 CLOUDS.GUESS.HEDGE



2 MILES
TO J3 M6



EPC A
RATING



58M YARD
DEPTH



VERSATILE
FACILITY


OXENWOOD
REAL ESTATE

Short term lease available (sub 5 years) | £8.00 psf | 1 month rent free for each year term certain

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

- Power upgrade to **820 kVA**
- New **LED Lighting** throughout warehouse
- **Sprinkler infrastructure** in situ (Tenant led activation)
- **Extensive improvements** to office & staff welfare areas
- New **energy efficient lighting & heating** systems
- New **EV charging points**
- **Solar Ready**, potential to install solar array to supplement grid supply
- Improved **EPC A 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



Specification

WAREHOUSE



8m
clear height



8 level access
loading doors



4 dock level
loading doors



LED
lighting



Sprinklers
(subject to
Tenant activation)



820 kVA
power supply

EXTERNAL



58m
yard depth



Ample
parking provision



Security lighting



Gatehouse

OFFICE



Two storey offices



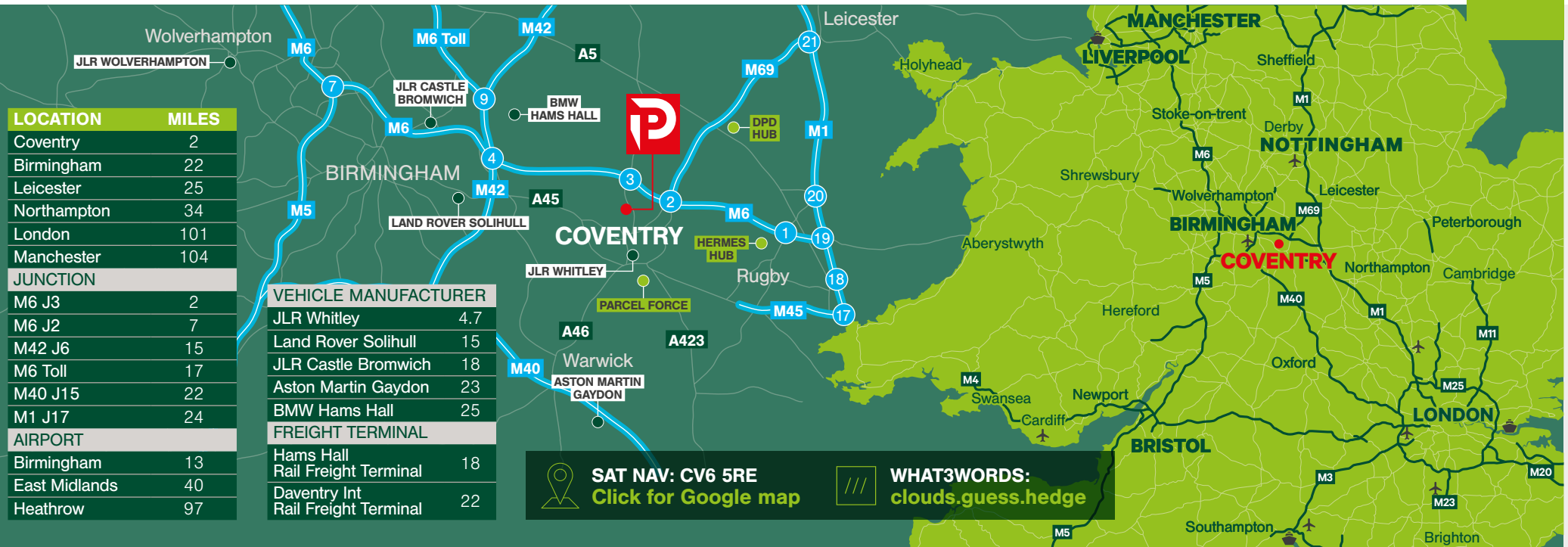
VRF climate control



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 2 miles 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.

EPC

EPC rating A 24.



Iolo Morgan
07471 227 336
iolo.morgan@realestate.bnpparibas

Annabel Dalby
07917 249 117
annabel.dalby@realestate.bnpparibas



Ellie Crathern
07385 393 991
ellie.crathern@nrmk.com

Sebastian Moseley
07825 868 943
sebastian.moseley@nrmk.com

Emily Pearson
07387 134 126
emily.pearson@nrmk.com



Kayleigh Mason
07747 486 661
kayleigh.mason@m1agency.co.uk

Georgina Thompson
07793 461 360
georgina.thompson@m1agency.co.uk

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