



M6 | J3 | CV6 6HN

PANATTONI.CO.UK/COVENTRY

MIXED.GALAXY.EVER

 PANATTONI PARK
COVENTRY

COVENTRY

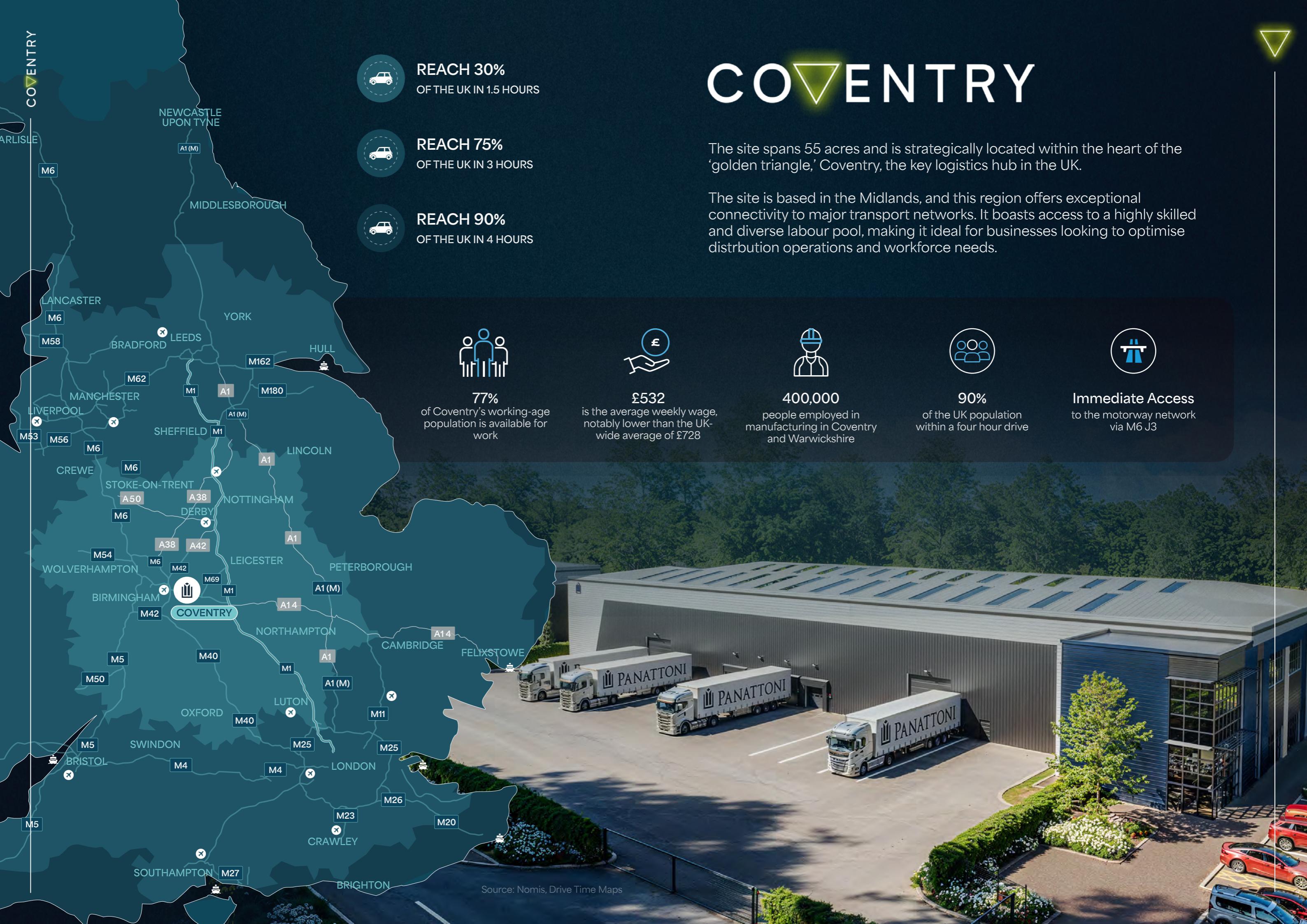
TWO BUILD-TO-SUIT
INDUSTRIAL / LOGISTICS OPPORTUNITIES

18,982 - 42,910 SQ FT

BREEAM®
OUTSTANDING
★★★★★

 PANATTONI PARK
COVENTRY

COVENTRY



 **C540** - 538,193 SQ FT
SPEC BUILD | PC Q1 2027

MASTERPLAN 



C45 - 42,910 SQ FT
C20 - 18,982 SQ FT

BUILD TO SUIT



B4113 / Pickards Way



C45

C20

LOCATED J3 M6



C45 - 500KVA
C20 - 250KVA



Golden Triangle
Location



BREEAM®
'Outstanding'



EPC A+
Rating

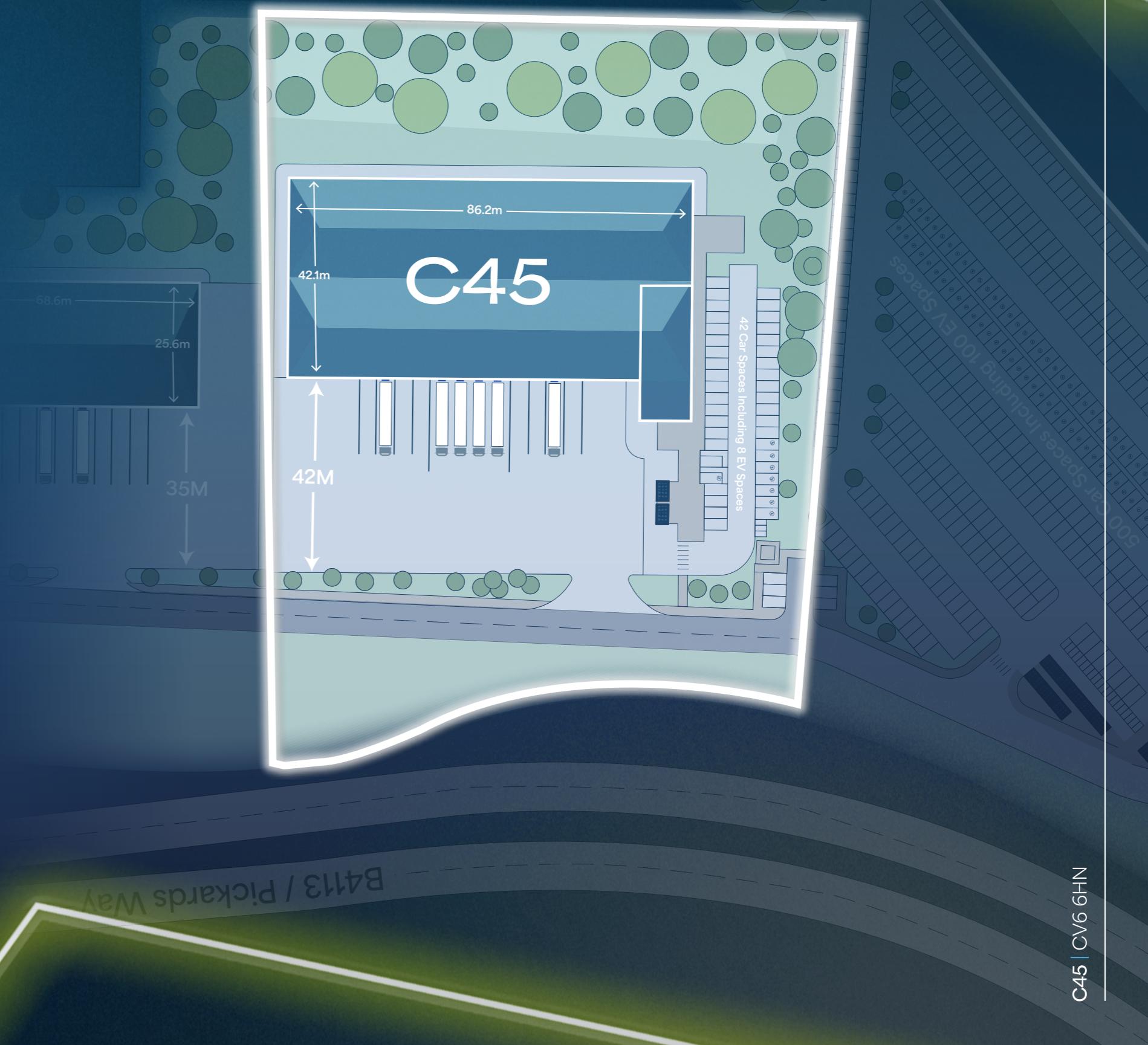


C45 - 42,910 SQ FT

BUILD TO SUIT

C45	SQ M	SQ FT
WAREHOUSE	3,615	38,910
1ST MEZZ OFFICE	278.5	3,000
GROUND FLOOR	93	1,000
TOTAL	3,986.5 SQ M	42,910 SQ FT

-  4 Dock Level Doors
-  2 Level Access Doors
-  7 HGV Trailer Spaces
-  42 Car Parking Spaces
-  2 Accessible & 8 EV Spaces
-  42m Yard Depth
-  20 Bicycle Spaces
-  10m Clear Internal Height
-  50kN/M2 Floor Loading
-  FM1 Flooring





C20 - 18,982 SQ FT

BUILD TO SUIT

C20	SQ M	SQ FT
WAREHOUSE	1,675.5	18,035
GROUND FLOOR OFFICE	88	947
TOTAL	1,763.5 SQ M	18,982 SQ FT

-  2 Level Access Doors
-  5 HGV Trailer Spaces
-  2 Accessible & 4 EV Spaces
-  21 Car Parking Spaces
-  10 Bicycle Spaces
-  35m Yard Depth
-  50kN/M2 Floor Loading
-  10m Clear Internal Height
-  FM1 Flooring



WHERE GOLDEN INNOVATION MEETS EFFICIENCY

Net Zero
Carbon in
Construction



Targeting
WiredScore
'Platinum'



Roof-mounted
(PV) System



BREEAM
'Outstanding'



High Standards
of Insulation &
Air Tightness



15% Rooflights to
Warehouse



Cycle
Spaces



EV
Charging Spaces



C45 RACKING PLAN

VNA RACKING / 5 PALLETS HIGH / TOTAL - 4,660 PALLETS



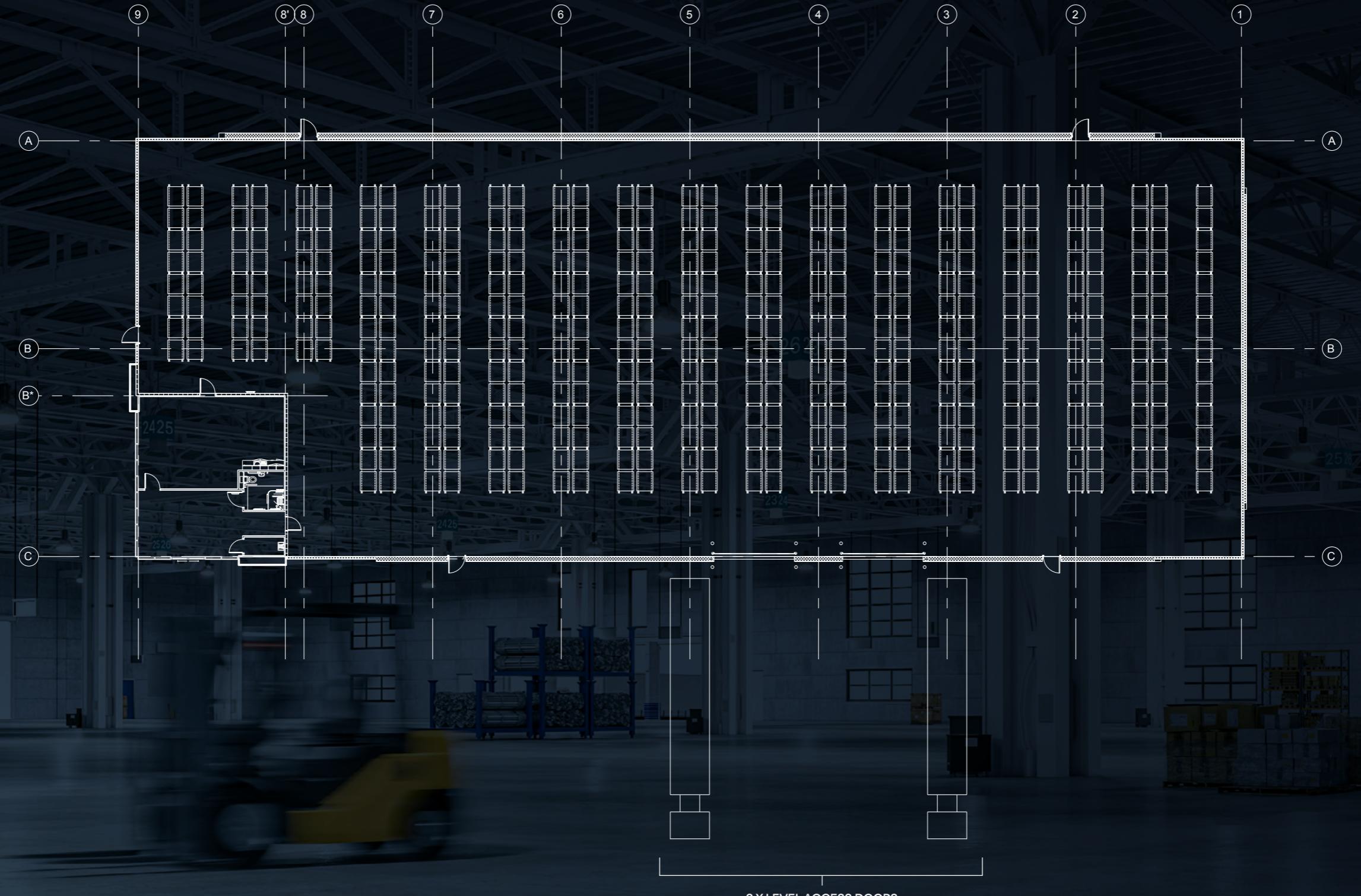
1 X LEVEL ACCESS DOORS

4 X DOCK LEVEL DOORS

1 X LEVEL ACCESS DOORS

C20 RACKING PLAN

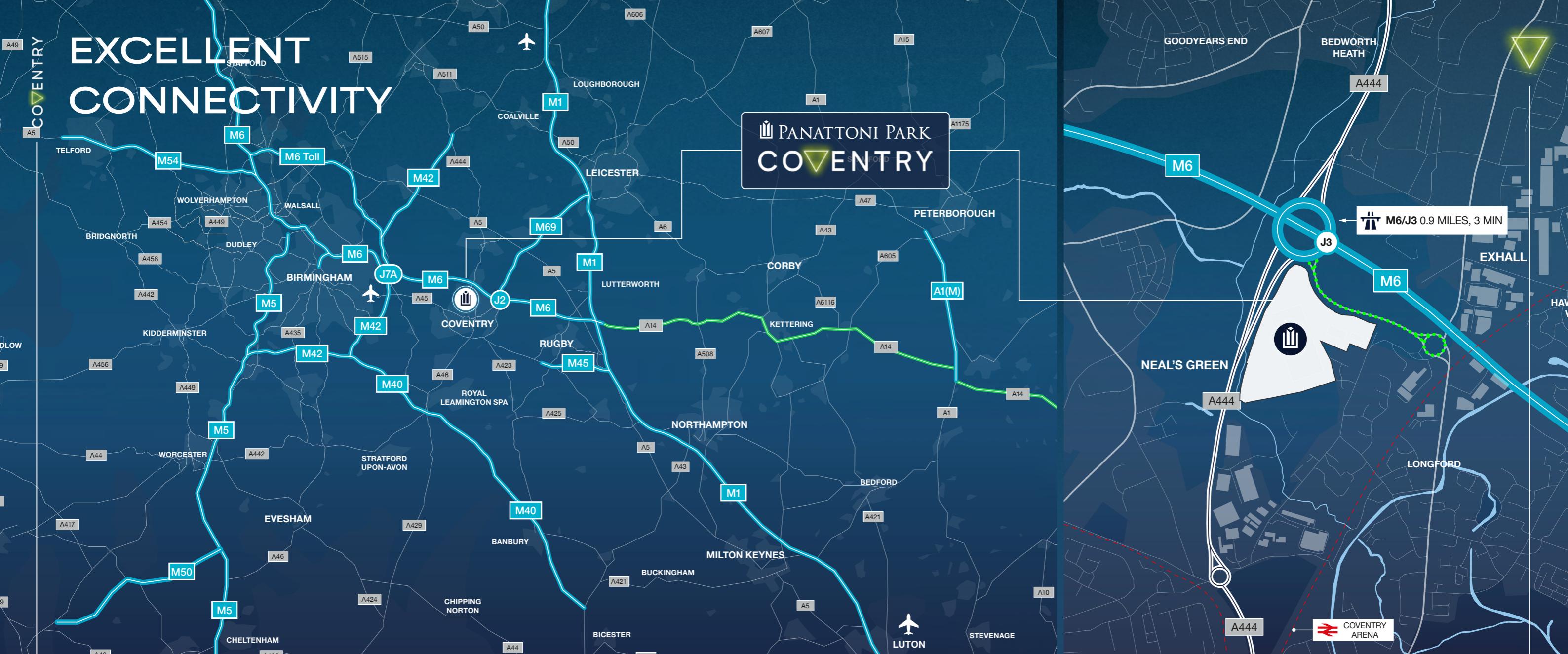
VNA RACKING / 5 PALLETS HIGH / TOTAL - 2,130 PALLETS



EXCELLENT CONNECTIVITY



A515



PRIME LOGISTICS/INDUSTRIAL OPPORTUNITY AT M6 J3, COVENTRY

Located in the Golden Triangle, immediately north of Coventry city centre, Panattoni Park Coventry is situated within the UK's premier logistics hub.

With excellent access via J3 of the M6, near its interchange with the M69, the location offers rapid connections east to the M1 at Rugby, north to Leicester, and west to Birmingham.

MIXED.GALAXY.EVER

	DISTANCE	JOURNEY		DISTANCE	JOURNEY
Nuneaton	5 MILES	10 MINS	Birmingham Airport	12 MILES	16 MINS
Coventry	4 MILES	14 MINS	East Midlands Airport	38 MILES	35 MINS
Birmingham	20 MILES	28 MINS	Luton Airport	69 MILES	1hr 25 MINS
Leicester	24 MILES	41 MINS	Manchester Airport	95 MILES	1hr 30 MINS
Northampton	34 MILES	50 MINS	Heathrow Airport	99 MILES	1hr 44 MINS
Central London	98 MILES	2HR 30 MINS	Stansted Airport	104 MILES	1hr 49 MINS

	DISTANCE	JOURNEY		DISTANCE	JOURNEY
A444 South	0.2 MILE	1 MIN	Bedworth Station	2 MILES	6 MINS
M6 J3	0.3 MILE	1 MIN	Nuneaton	6 MILES	10 MINS
A444 North	0.4 MILE	1 MIN	Coventry	5 MILES	15 MINS
M6 J2 (M69 Access)	4 MILES	6 MINS	Leamington Spa	15 MILES	30 MINS
M42 (J7)	9MILES	11 MINS	Birmingham New Street	15 MILES	40 MINS
A14 (M6 Access)	15 MILES	16 MINS	London Euston	97 MILES	1HR 45 MINS
M1 (J19)	15 MILES	16 MINS	Manchester Piccadilly	103 MILES	2HR 10 MINS



THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 253 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 8 consecutive years.



253 MILLION

SQ FT DEVELOPED
BY PANATTONI EUROPE



60 OFFICES

WORLDWIDE



645 MILLION

SQ FT DEVELOPED
BY PANATTONI WORLDWIDE



2,500+

CUSTOMERS WORLDWIDE

Clients/customers include:





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