



## UNIT 2 Blue Ribbon Park

FOLESHILL, COVENTRY CV6 5RB

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# INDUSTRIAL/ WAREHOUSE UNIT TO LET 11,273 sq ft (1,047.3 sq m)



Blue Ribbon Park is a modern, high quality industrial/warehouse scheme comprising five units within a landscaped environment, totalling 71,500 sq ft (6,627 sq m).

Unit 2 is a well specified unit totalling 11,273 sq ft (1,047.3 sq m) benefitting from two loading doors and first floor office accommodation.



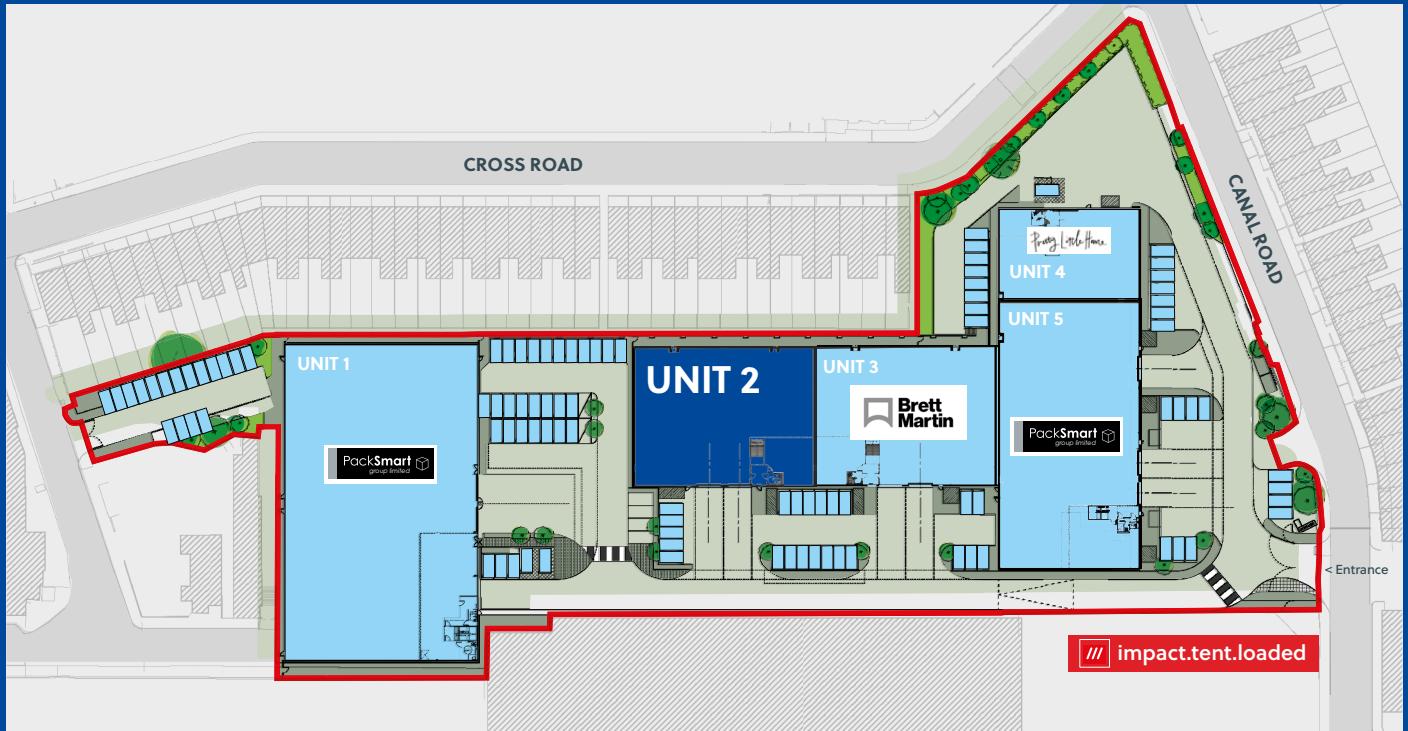
Blue Ribbon Park is located on Canal Road accessed via the A444, a major arterial road, providing excellent access to Junction 3 M6 which is only 1 mile away. Coventry City Centre lies 1.5 miles to the south.

This is an established commercial location with many well known occupiers nearby, including Lidl, The Royal Mail Sorting Office and a Mercedes-Benz dealership. Facilities within the area include a Greene King public house and Tesco Superstore whilst Gallagher Retail Park and Vantage Trade Counter Park are also close at hand.



## SPECIFICATION

-  Eaves height 8.6m
-  Warehouse LED lighting
-  Two level access loading doors
-  All mains services
-  Fully fitted office provision
-  Dedicated parking and loading areas
-  Dedicated electric car charging points
-  Secure landscaped estate
-  EPC Rating: A23
-  300 Kva



## ACCOMMODATION

	SQ FT	SQ M
Warehouse	8,896	826.5
Ground Floor Office	1,209	112.3
First Floor Office	1,168	108.5
<b>TOTAL (GIA)</b>	<b>11,273</b>	<b>1,047.3</b>

## PLANNING

The unit has detailed planning permission for B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution).

## TERMS

The unit is available on a new full repairing and insuring lease on terms to be agreed.

## RENT

Details available upon application.

## SERVICE CHARGE

Details available upon application.

## SERVICES

We are advised that mains water, drainage and 3 phase electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.

## RATES

Rateable value - £70,000.  
Rates payable (2024/25) - £37,800.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

## ANTI-MONEY LAUNDERING

The successful tenant will be required to submit information to comply with AML regulations.





## VIEWING

For further information or to view please contact:

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