



FOR SALE

20 New Production
and Logistics Units

1,367 - 3,165 sq ft
(127 - 294 sq m)

Available Now

Albion Enterprise Park



Allocated
Parking & EV
Charging Points



Mezzanine
Floor
Fitted



Electric
Loading
Door



Units
Can Be
Combined



Prime
Midlands
Location



1.5 miles
M6 (Jct 3)

The park consists of **20 new-build** business units, suitable for a range of uses such as manufacture, logistics and trade counter use. Each unit benefits from an electric up-and-over loading door, pedestrian entrance and glazing at first floor level. Mezzanine floors are also fitted.

Units available from
1,367 - 3,165 sq ft
(127 - 294 sq m)

Ideal for small businesses



Accommodation

Block 1

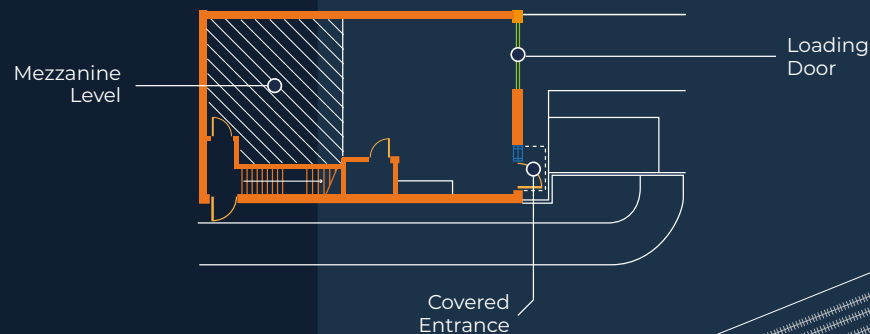
Unit	Ground	Mezzanine	Total
1	926	506	1,432
2	926	506	1,432
3	926	506	1,432
4	926	506	1,432
5	883	484	1,367
6	926	506	1,432
7	926	506	1,432
8	926	506	1,432
9	926	506	1,432
10	883	484	1,367

Under Offer

Under Offer

SOLD

Typical internal fit-out scheme
(Unit 16)



Block 2

Unit	Ground	Mezzanine	Total
11	1,216	667	1,884
12	2,045	1,120	3,165
13	2,045	1,120	3,165
14	2,045	1,120	3,165
15	2,045	1,120	3,165
16	1,216	667	1,884

SOLD

Block 3

Unit	Ground	Mezzanine	Total
17	1,658	840	2,498
18	1,916	958	2,874
19	1,916	958	2,874
20	1,679	850	2,529



* All measurements in sq ft

Units are available individually or can be combined



Location

The site is located in north Coventry, approximately two miles south of Junction 3 of the M6 motorway, providing direct access to Birmingham, and 1.5 miles north of Coventry City Centre. Endemere Road is close to many of Coventry's major industrial parks, with Prologis Park and Bayton Road Industrial Estate two and three miles away respectively. Gallagher Retail Park is approximately one mile east and is home to a range of shops and food outlets.

Service charge

Further information available upon request.

Legal Costs

Each party are to bear their own legal costs.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2025

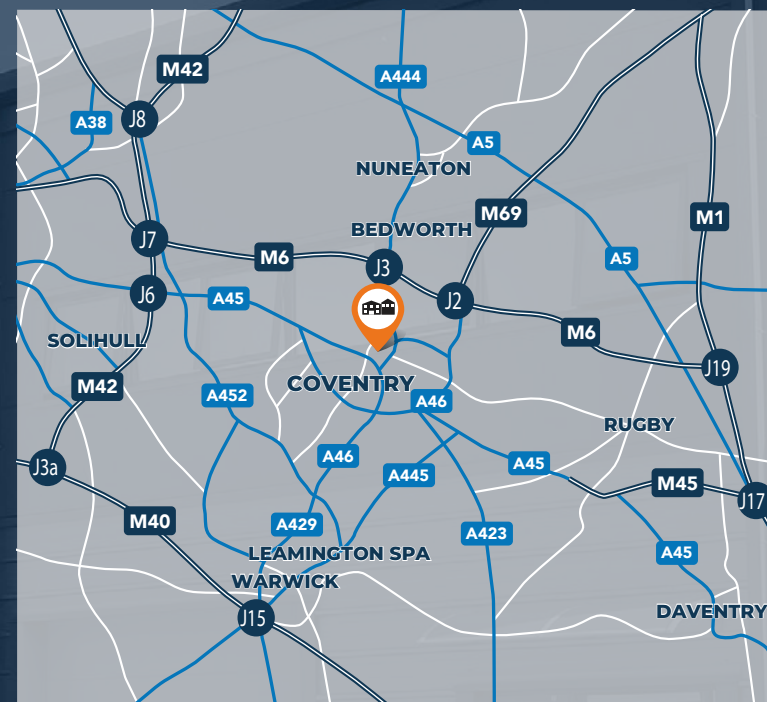
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shin.hook.seat



Viewing

Strictly by
appointment
through the
joint agents.



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