



M6 | J3 | CV6 6HN

PANATTONI.CO.UK/COVENTRY

MIXED.GALAXY.EVER

 PANATTONI PARK  
CO▼ENTRY

CO▼ENTRY

TWO FULLY CONSENTED DEVELOPMENT PLOTS  
IMMEDIATELY READY FOR CONSTRUCTION

18,982 - 42,910 SQ FT





# PANATTONI PARK COVENTRY



Trade Centre UK

Coventry  
4 Miles/14 Mins

A444

M42 J7  
9.8 MILES / 11 MINS

A444

M6

J3

C20  
18,982 SQ FT

C45  
42,910 SQ FT

ACCESS TO SITE

B4113

M69  
3 MILES / 5 MINS  
M1 J19 / A14  
15.1 MILES / 16 MINS



# COVENTRY

Two fully consented development plots totaling 4 acres strategically located within the heart of the 'golden triangle,' Coventry, the key logistics hub in the UK.

The site is based in the Midlands, and this region offers exceptional connectivity to major transport networks. It boasts access to a highly skilled and diverse labour pool, making it ideal for businesses looking to optimise distribution operations and workforce needs.



**REACH 30%**  
OF THE UK IN 1.5 HOURS



**REACH 75%**  
OF THE UK IN 3 HOURS



**REACH 90%**  
OF THE UK IN 4 HOURS



**77%**  
of Coventry's working-age population is available for work



**£532**  
is the average weekly wage, notably lower than the UK-wide average of £728



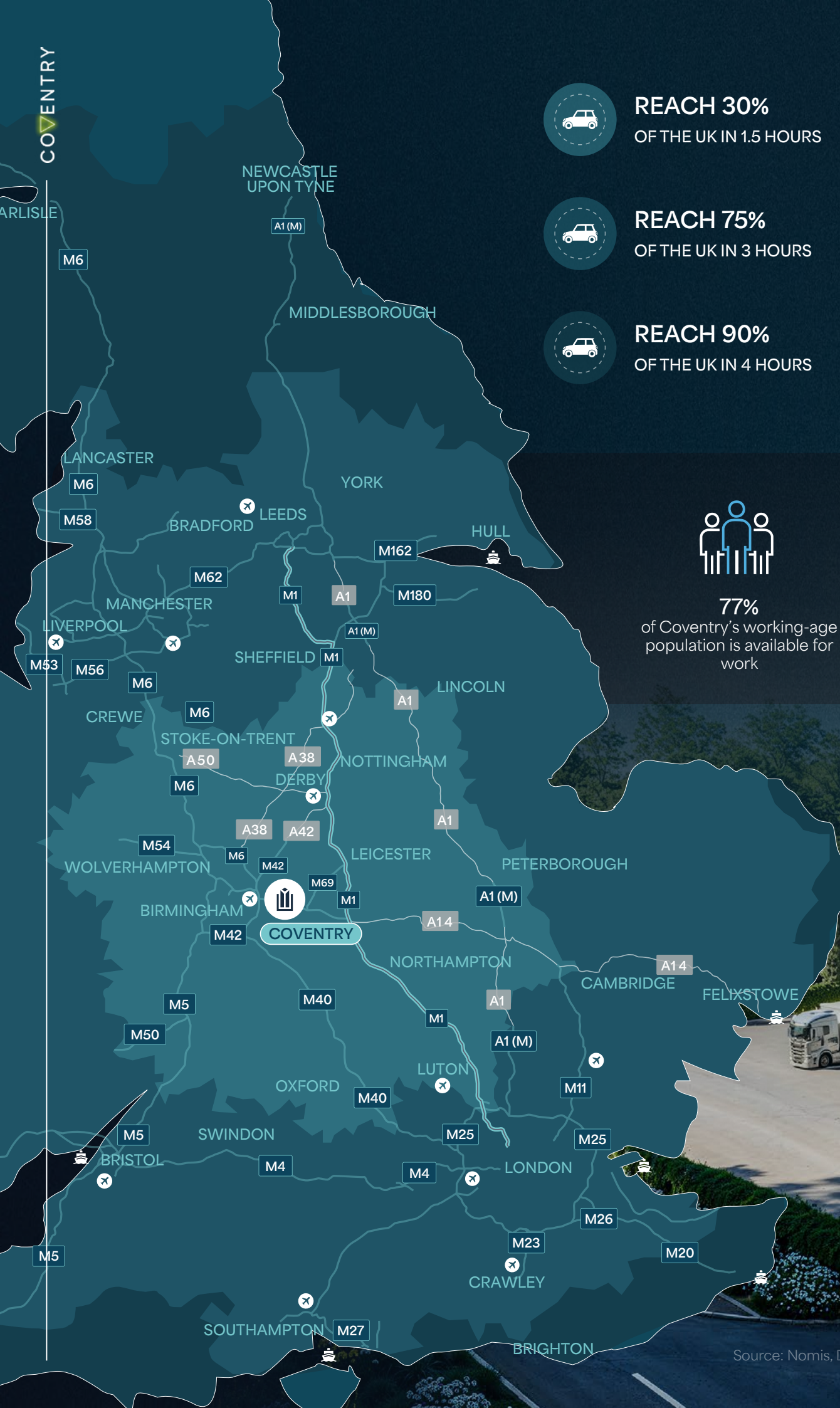
**400,000**  
people employed in manufacturing in Coventry and Warwickshire



**90%**  
of the UK population within a four hour drive



**Immediate Access**  
to the motorway network via M6 J3



Source: Nomis, Drive Time Maps







**C540 - 538,193 SQ FT**

SPEC BUILD | PC Q1 2027

MASTERPLAN



Fully consented  
development plots  
capable of delivering:

**C45 - 42,910 SQ FT**

**C20 - 18,982 SQ FT**



B4113 / Pickards Way

SEE SEPARATE  
BROCHURE

LOCATED J3 M6



C45 - 500KVA  
C20 - 250KVA



Golden Triangle  
Location



BREEAM  
'Outstanding'



EPC A+  
Rating



# C45 - 42,910 SQ FT

FULLY CONSENTED DEVELOPMENT  
PLOT READY FOR CONSTRUCTION

| C45              | SQ M                | SQ FT               |
|------------------|---------------------|---------------------|
| WAREHOUSE        | 3,615               | 38,910              |
| 1 ST MEZZ OFFICE | 278.5               | 3,000               |
| GROUND FLOOR     | 93                  | 1,000               |
| <b>TOTAL</b>     | <b>3,986.5 SQ M</b> | <b>42,910 SQ FT</b> |



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

FULLY CONSENTED DEVELOPMENT  
PLOT READY FOR CONSTRUCTION

| C20                 | SQ M                | SQ FT               |
|---------------------|---------------------|---------------------|
| WAREHOUSE           | 1,675.5             | 18,035              |
| GROUND FLOOR OFFICE | 88                  | 947                 |
| <b>TOTAL</b>        | <b>1,763.5 SQ M</b> | <b>18,982 SQ FT</b> |



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

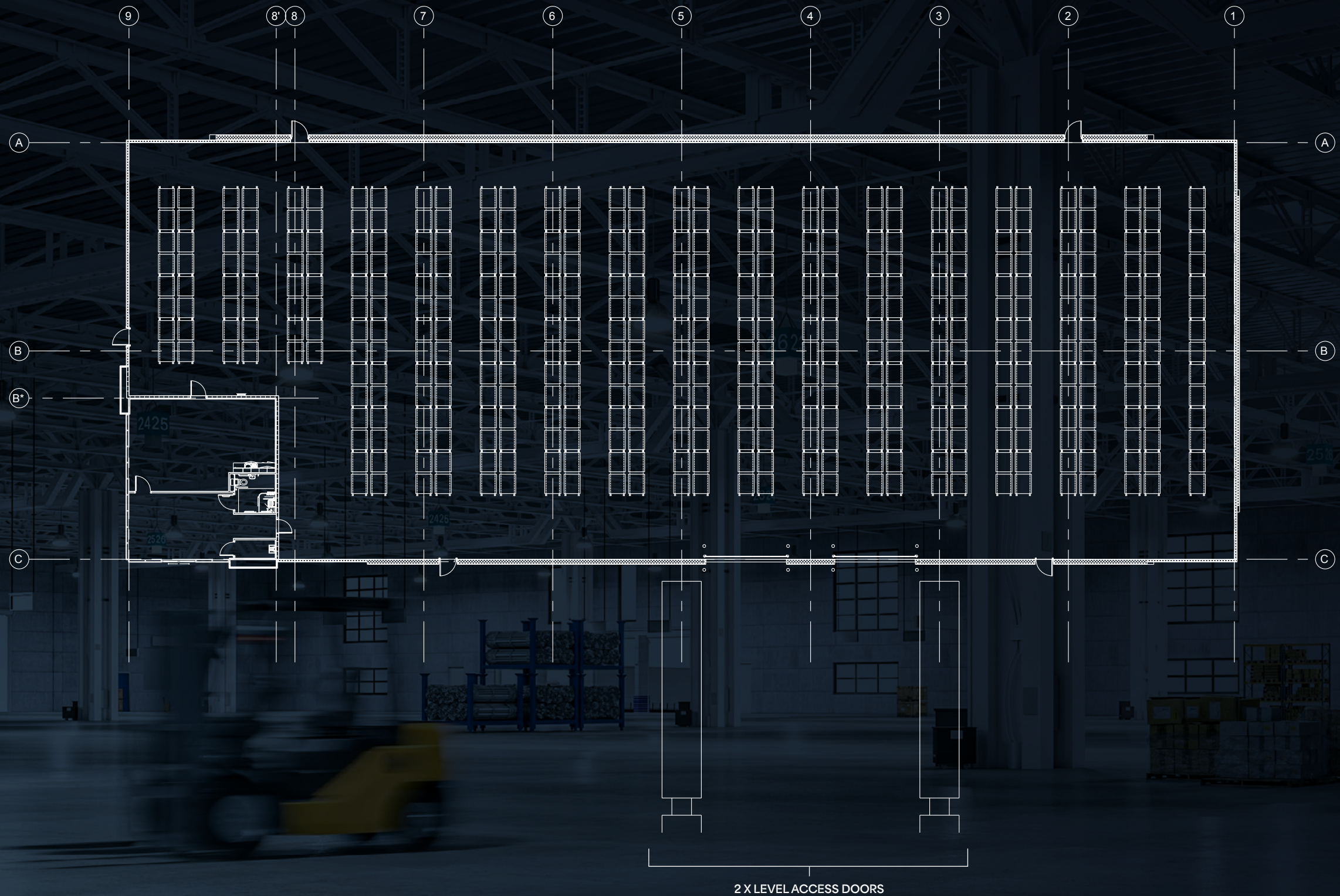
VNA RACKING / 5 PALLETS HIGH / TOTAL - 4,660 PALLETS



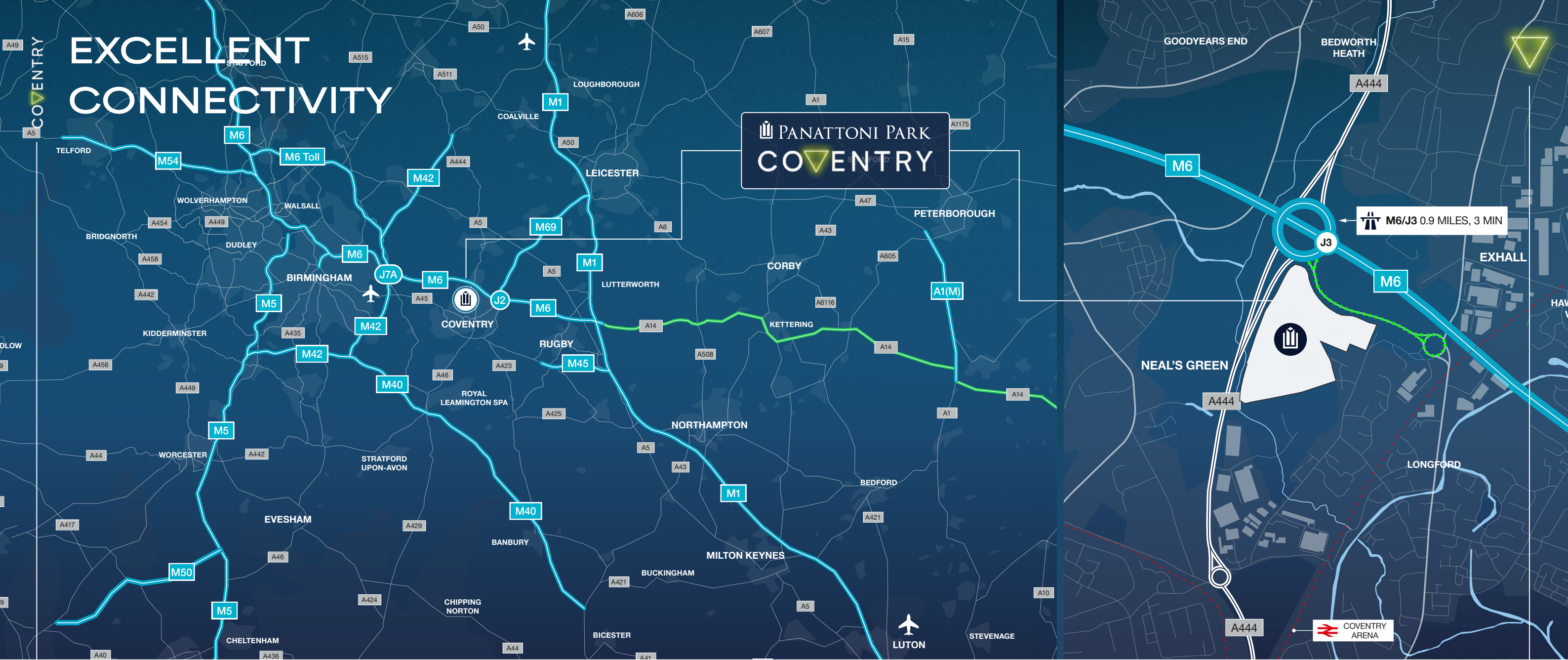


## C20 RACKING PLAN

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







## 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     |
|----------------|----------|-------------|
| Nuneaton       | 5 MILES  | 10 MINS     |
| Coventry       | 4 MILES  | 14 MINS     |
| Birmingham     | 20 MILES | 28 MINS     |
| Leicester      | 24 MILES | 41 MINS     |
| Northampton    | 34.MILES | 50 MINS     |
| Central London | 98 MILES | 2HR 30 MINS |



|                    | DISTANCE | JOURNEY |
|--------------------|----------|---------|
| A444 South         | 0.2 MILE | 1 MIN   |
| M6 J3              | 0.3 MILE | 1 MIN   |
| A444 North         | 0.4 MILE | 1 MIN   |
| M6 J2 (M69 Access) | 4 MILES  | 6 MINS  |
| M42 (J7)           | 9MILES   | 11 MINS |
| A14 (M6 Access)    | 15 MILES | 16 MINS |
| M1 (J19)           | 15 MILES | 16 MINS |



|                       | DISTANCE  | JOURNEY     |
|-----------------------|-----------|-------------|
| Birmingham Airport    | 12 MILES  | 16 MINS     |
| East Midlands Airport | 38 MILES  | 35 MINS     |
| Luton Airport         | 69 MILES  | 1hr 25 MINS |
| Manchester Airport    | 95 MILES  | 1hr 30 MINS |
| Heathrow Airport      | 99 MILES  | 1hr 44 MINS |
| Stansted Airport      | 104 MILES | 1hr 49 MINS |



|                       | DISTANCE  | JOURNEY     |
|-----------------------|-----------|-------------|
| Bedworth Station      | 2 MILES   | 6 MINS      |
| Nuneaton              | 6 MILES   | 10 MINS     |
| Coventry              | 5 MILES   | 15 MINS     |
| Leamington Spa        | 15 MILES  | 30 MINS     |
| Birmingham New Street | 15 MILES  | 40 MINS     |
| London Euston         | 97 MILES  | 1HR 45 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



### 645 MILLION

SQ FT DEVELOPED  
BY PANATTONI WORLDWIDE



### 60 OFFICES

WORLDWIDE



### 2,500+

CUSTOMERS WORLDWIDE

Clients/customers include:



Sainsbury's



XPO Logistics



dpd



KUEHNE+NAGEL





# COVENTRY

PANATTONI.CO.UK/COVENTRY

 PANATTONI



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