

To Let

Unit 3 Vantage Park is situated in an established commercial location approximately 3 miles northeast of Coventry city centre.

- Fully refurbished
- Vantage Park forms part of a 4-unit scheme which was speculatively built in approximately 2013
- The immediate location of Vantage Park has proved extremely popular with well recognised occupiers involved in retail, manufacturing and trade
- Vantage Park has direct access to the A444, which provides links to J3 of the M6 Motorway
- B1c and B8 use class
- Height to eaves c. 6.5m

Vantage Park

Phoenix Way, Coventry, CV6 5QS

4,000 sq ft

371.61 sq m

Reference: #30014



Vantage Park

Phoenix Way, Coventry, CV6 5QS





Description

The trade park units are steel framed units with composite cladding including attractive polycarbonate feature panels to the road frontage and coloured panel system cladding to the car park elevations. GF slabs are concrete. Units are nominally 6.5m to eaves with utility service heads provided and single level roller shutter access for deliveries as well as customer entrance doors to each in glazed aluminium. The estate benefits from common car parking and management arrangements under a service charge regime and a common access road serves the neighbouring pub, car showroom site and the trade park.

Accommodation

Name	sq ft	sq m	Tenure	Availability
Unit - 3	4,000	371.61	To Let	Available

Vantage Park

Phoenix Way, Coventry, CV6 5QS









Location

Vantage Park is situated at the junction of Jimmy Hill Way (A444) which is one of the principle "A roads" into and out of Coventry City Centre, providing an excellent road links to the M6 Motorway. It is well placed within a commercial area situated next to the Gallagher Retail Park. Also in the vicinity is the Arena Shopping Park and Coventry Building Society Arena. There is also a large amount of residential accommodation surrounding the estate which provides high labour supply therefore, attracting occupiers. Vantage Park's immediate location has proved extremely popular with well recognised occupiers involved in retail, manufacturing and trade.

Viewings

If you would like further details on this property or would like to arrange a viewing, please contact the agents below:

Lex Souza

01216436504 | 07752466959 lexann.souza@jll.com

Steven Jaggers

0121 214 9953 | 07837 995259 steven.jaggers@jll.com

Tom Bromwich (Bromwich Hardy)

02476 308 900 | 07718 037 150 tom.bromwich@bromwichhardy.com

Mark Booth (Bromwich Hardy)

02476 308 900 | 07497 150 632 mark.booth@bromwichhardy.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by AgentsInsight / Generated on 02/06/2025