


HOLBROOK PARK

Coventry CV6 4QY

- › 31 new trade counter and industrial/warehouse units
- › 2,485 - 28,291 sq ft (units 27 & 28 combined)
- › Prime Urban Development

To let

A development by:

Chancerygate 

BRIDGES
Fund Management

Available now

HOLBROOK PARK

Located on Holbrook Lane, a well-established industrial area in Coventry, close to the A444.

Approximately 2.5 miles north of the city centre and 2.5 miles south of junction 3 of the M6 motorway, which in turn provides excellent access to the nearby M1, M6, M40, M42, M45 & M69 motorways.

Local occupiers include Meggitt, Huws Gray and Unipart. Coventry Building Society Arena and Arena Park Shopping Centre are close by.



Over 6 million people live within 1 hour's drive of Coventry city centre - 66,000 are students in higher education*



In the Golden Logistics Triangle - within a 4-hour drive of 90% of the UK population**



The third fastest growing city in the UK, an increase of 8.9% from 2011***



Less than 12 miles away from Birmingham and Coventry airports

* Coventry & Warwickshire Local Enterprise Partnership. ** Office for National Statistics Census 2021. *** newgrove.com/uk-towns-cities-biggest-and-lowest-population-growth/

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	LET TO WURTH		2,150
2	LET TO CLIFTON BATHROOMS		2,484
3	LET TO CLIFTON BATHROOMS		2,466
4	2,485	-	2,485
5	LET TO CARECO		3,639
6	LET TO CARECO		5,733
7	4,573	1,160	5,733
8	2,720	774	3,494
9	LET TO FRESHEST GREENGROCERS		3,490
10	2,720	774	3,494
11	LET TO TROPHYME		3,495
12	LET TO TROPHYME		5,235
13	UNDER OFFER		22,276
14	LET TO MOBILESENTRIX		17,842
15	LET TO KELVATEK		8,568
16	5,063	1,363	6,426
17	5,070	1,379	6,449
18	6,530	1,755	8,285
19	6,694	1,677	8,671

Unit	Ground Floor	First Floor	Total
20	LET TO GVAV		10,840
21	LET TO TRITIUM POWER SOLUTIONS		4,353
22	LET TO TRITIUM POWER SOLUTIONS		5,585
23	4,457	1,438	5,895
24	OPTAGON GROUP		24,698
25	LET		13,990

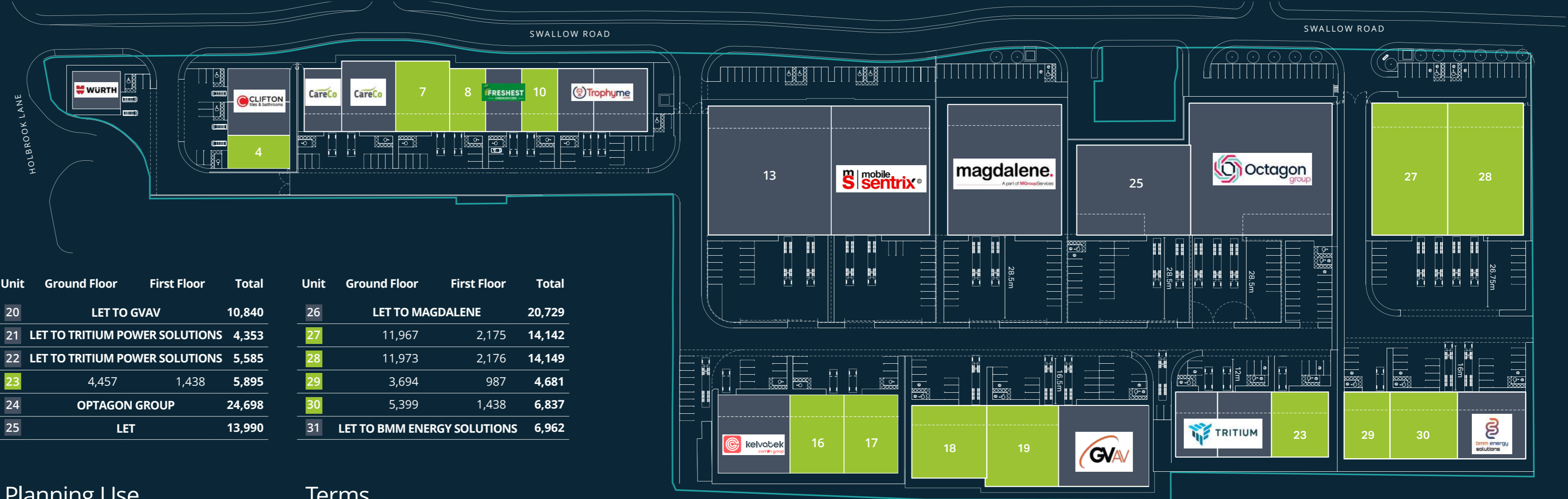
Unit	Ground Floor	First Floor	Total
26	LET TO MAGDALENE		20,729
27	11,967	2,175	14,142
28	11,973	2,176	14,149
29	3,694	987	4,681
30	5,399	1,438	6,837
31	LET TO BMM ENERGY SOLUTIONS		6,962

Planning Use

E(g) (formerly B1c) and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.



Industrial and Warehouse Units 4, 7, 8 & 10

2,485 up to 5,733 sq ft

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>6.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ability to combine units</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>Electric car charging points</p>
 <p>12m yard depths</p>	 <p>Secure industrial park</p>	 <p>12 year collateral warranty available</p>



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Industrial and Warehouse Units 16 & 17

6,426 up to 12,875 sq ft (units combined)

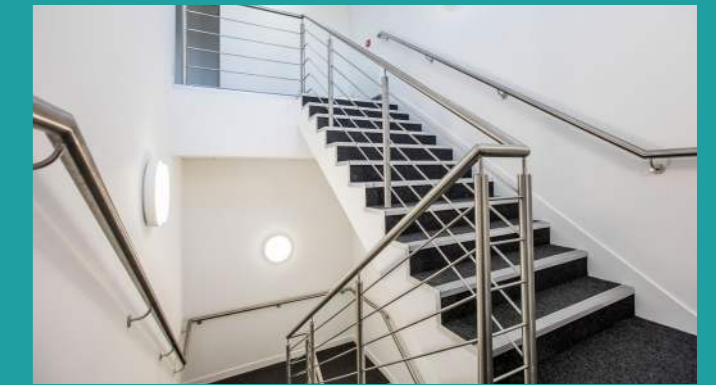
General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ability to combine units</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>Electric car charging points</p>
 <p>15m yard depths</p>	 <p>Secure industrial park</p>	 <p>12 year collateral warranty available</p>



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Industrial and Warehouse Units 18-19, 23, 27-30

4,681 up to 28,291 sq ft (units 27 & 28 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 8.5m clear internal height	 37.5 kN sq m floor loading / 50 kN to units 24-28	 Electric loading doors
 Ability to combine units	 First floor for storage or fitting out as office space	 12-29m yard depths
 Private gated yard Units 24-26	 Electric car charging points	 Secure business park
 Generous parking facilities	 12 year collateral warranty available	 24/7 access available



HOLBROOK PARK





Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



15% warehouse roof lights increasing natural daylight

BREEM 'Very Good'

EPC Rating B

Low air permeability design

High performance insulated cladding and roof materials

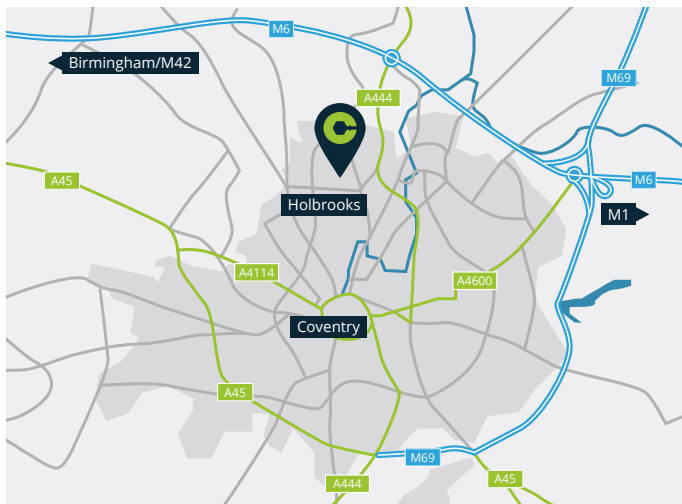
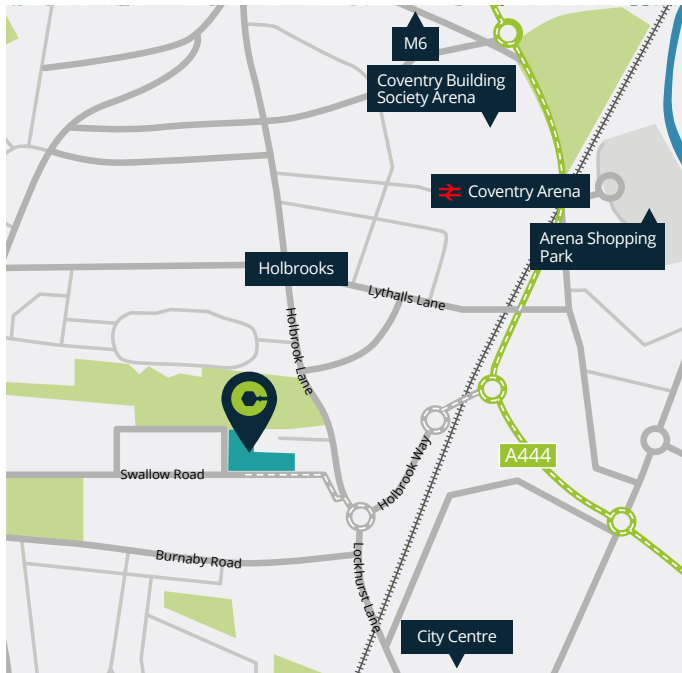
Exterior and interior cycle storage to encourage cycling to work

Active and passive Electric Vehicle charging points

Low speed limit restrictions to reduce emissions

Landscaping including native and non-native species

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holbrookparkcoventry.co.uk

Travel Distances

Road:

M6 (J3)	2.5 miles
M42 (J6)	11 miles
M1 (J19)	17 miles
Coventry City Centre	2.5 miles
Birmingham	22.6 miles

Rail:

Coventry Arena Train Station	1.4 miles
Coventry Train Station	3.3 mile

Airport:

Coventry Airport	7 miles
Birmingham Airport	11.5 miles

Holbrook Lane,
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dress.calm.flows

More information available through the joint marketing agents:



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