


HOLBROOK PARK

Coventry CV6 4QY

- › 31 new trade counter and industrial/warehouse units
- › 2,485 - 16,921 sq ft (units 18-19 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***



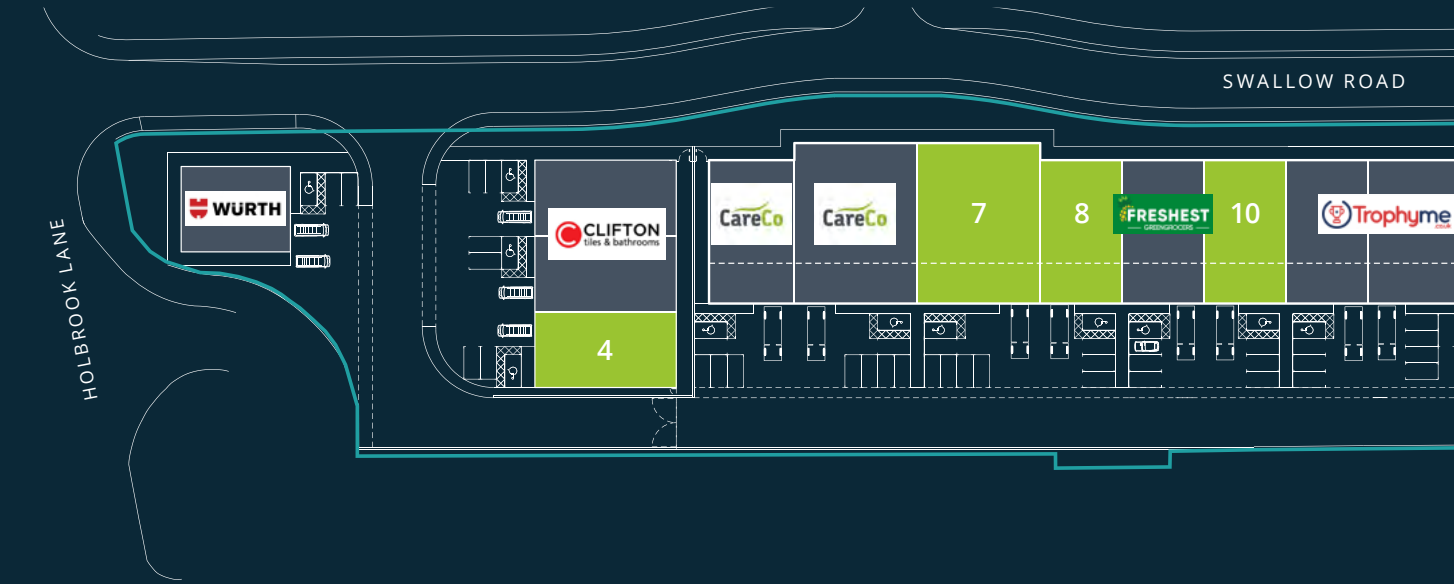
Less than 12 miles away from Birmingham and Coventry airports

* 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	LET TO CLIFTON BATHROOMS		
3	LET TO CLIFTON BATHROOMS		
4	2,485	-	2,485
5	LET TO CARECO		
6	LET TO CARECO		
7	4,573	1,160	5,733
8	2,720	774	3,494
9	LET TO FRESHEST GREENGROCERS		
10	2,720	774	3,494
11	LET TO TROPHYME		
12	LET TO TROPHYME		
13	UNDER OFFER		
15	LET TO KELVATEK		
16	5,063	1,363	6,426
17	5,070	1,379	6,449
18	6,512	1,744	8,256
19	6,986	1,679	8,665



Unit	Ground Floor	First Floor	Total
20	LET TO GVAV		
21	3,272	1,055	4,327
22	4,219	1,356	5,576
23	4,446	1,432	5,877
29	3,671	980	4,650
30	5,393	1,442	6,835
31	5,468	1,464	6,932

Planning Use

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

Terms

Available on a leasehold basis.

SWALLOW ROAD



Industrial and Warehouse Units 4, 7, 8 & 10

2,485 up to 5,733 sq ft

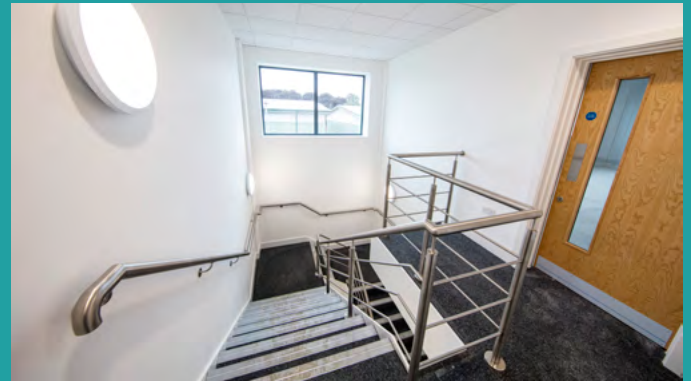
General Specification

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>



HOLBROOK PARK



Industrial and Warehouse Units 16-19, 21-23 & 29-31

4,327 up to 16,921 sq ft (units 18-19 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.

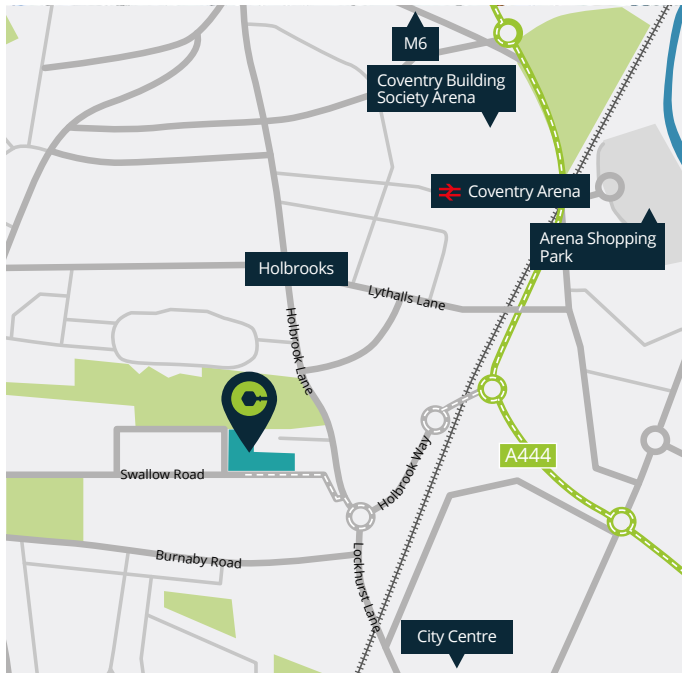
 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ability to combine units</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>Electric car charging points</p>
 <p>12-15m yard depths</p>	 <p>Secure industrial park</p>	 <p>12 year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



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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

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. October 2024. 241164.10/24



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.



Low air permeability design

15%
warehouse roof
lights increasing
natural daylight

BREEM
'Very Good'

EPC
Rating B

High performance
insulation

Exterior and interior
storage to encourage
cycling to work

Active and passive
Electric Vehicle
charging points

Landscaping
including native and
non-native species

Low
speed limit
restrictions to
reduce
emissions

