



**TO LET 104,884 SQ FT**

Ready to occupy from February 2025

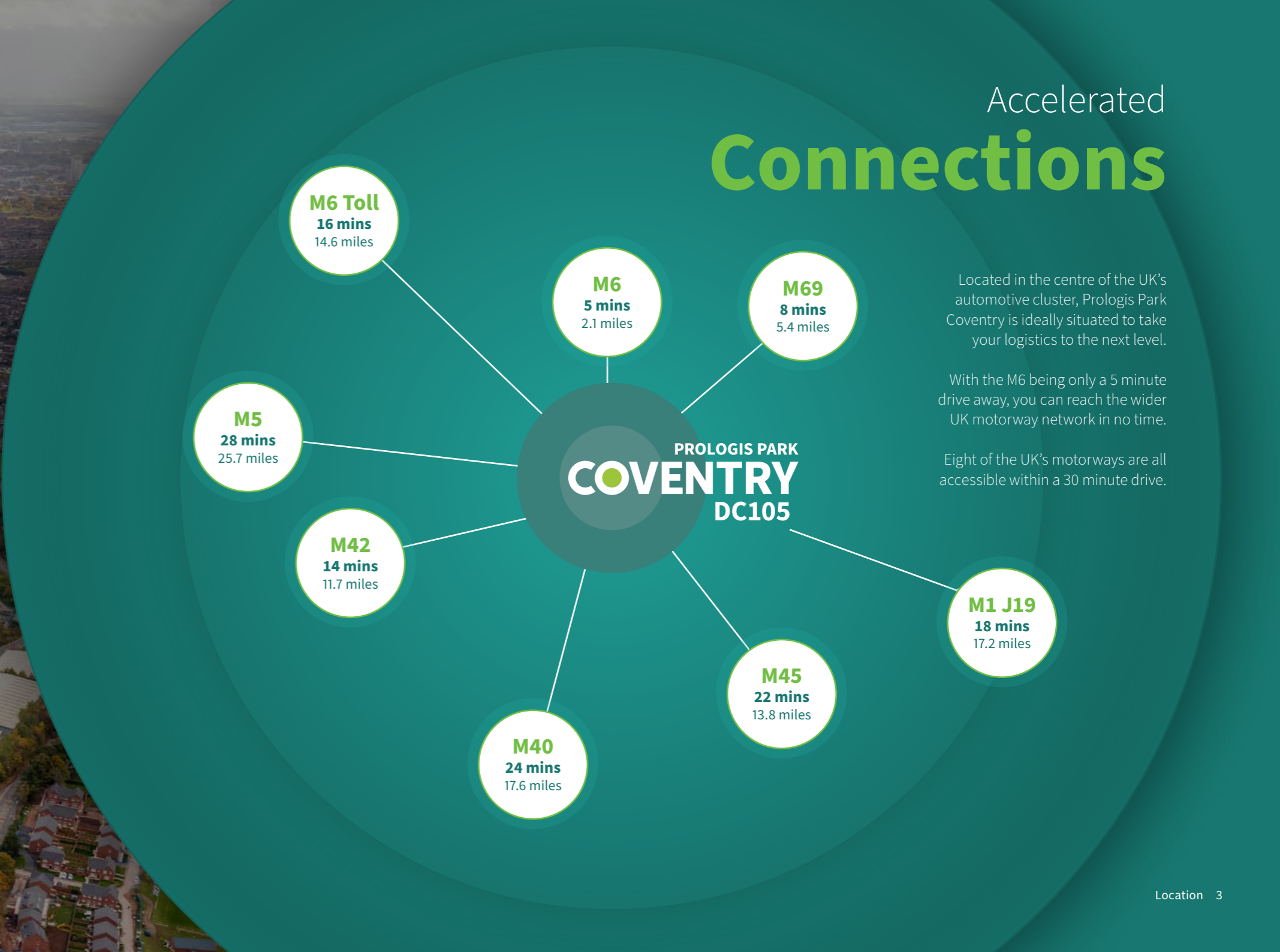
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PROLOGIS PARK  
**COVENTRY**  
DC105





Occupying a prime golden triangle location, DC105 has access to five motorways within 15 miles (the M6 J3 just 5 minutes away), reaching over 900,000 skilled workers within a 30-minute drive time.



# Accelerated Connections

Located in the centre of the UK's automotive cluster, Prologis Park Coventry is ideally situated to take your logistics to the next level.

With the M6 being only a 5 minute drive away, you can reach the wider UK motorway network in no time.

Eight of the UK's motorways are all accessible within a 30 minute drive.



# Next Level Features



10m eaves



2 level access doors



10 dock level doors



84m yard



99 car spaces



9 EV charging points



29 HGV spaces



EPC A rating



LED lighting



260kWp solar PV

## ACCOMMODATION

Warehouse	98,917 sq ft	9,190 sq m
Two storey office	5,967 sq ft	555 sq m
<b>Total</b>	<b>104,884 sq ft</b>	<b>9,745 sq m</b>
Mezzanine	12,000 sq ft (approx.)	1,114 sq m



## Mezzanine

Maximise floor space and volumetric capacity with the 12,000 sq ft mezzanine above the dock doors.



## Yard

DC105 has a spacious 84m yard to optimise efficiency and suit all your business needs.



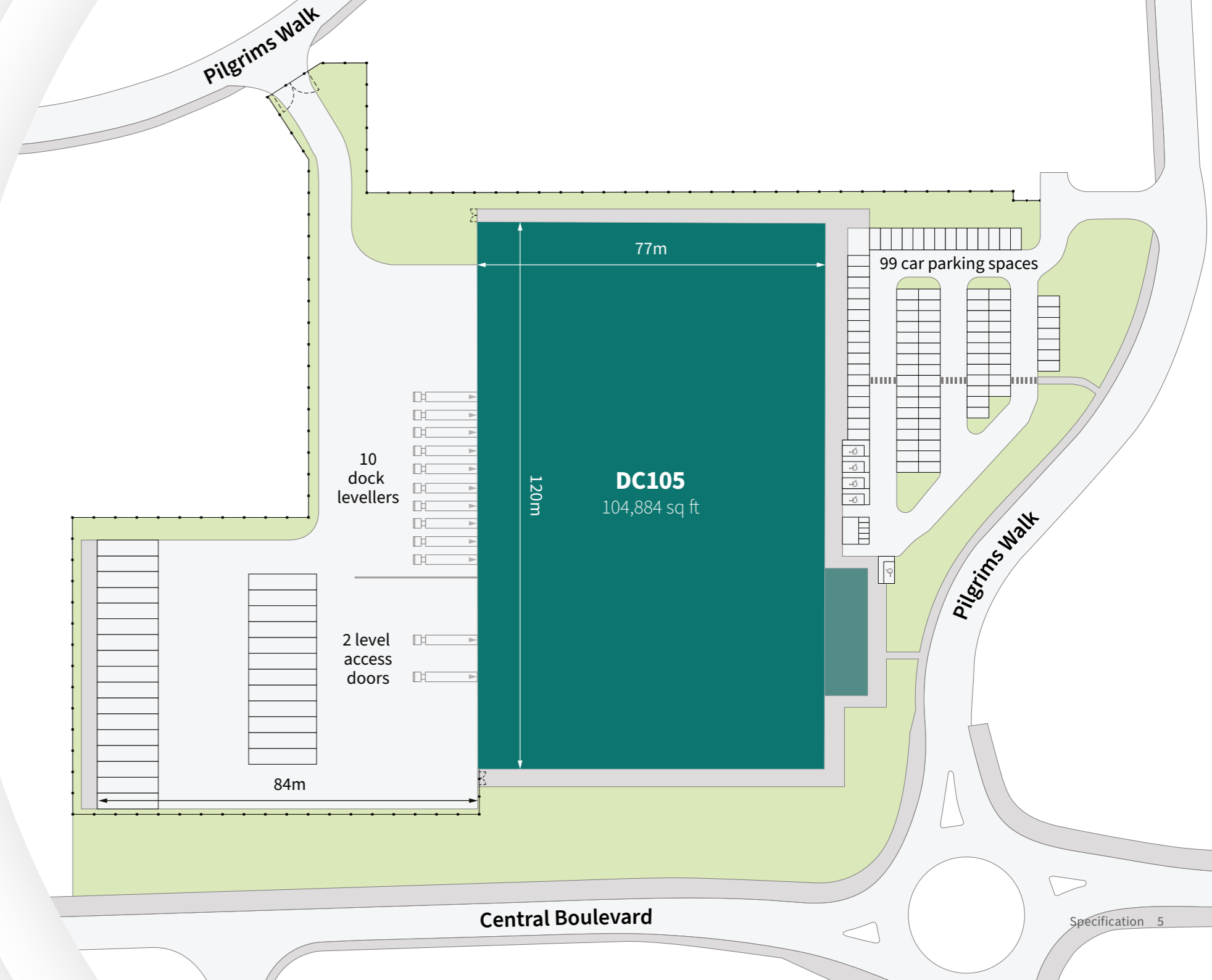
## Welfare

For excellent employee welfare, DC105 offers an existing canteen / hub office / toilets ready to be enjoyed.



## Solar on the roof

Solar PV included to generate significant energy savings.





# Driven by Quality

Welcome to Prologis Park Coventry, an established industrial and logistics hub conveniently located between Coventry city centre and the M6 motorway.

DC105 offers a rare opportunity to secure a fully refurbished and fully fitted low density Grade A unit with an oversized yard on this sought-after park.



**Tom Price**  
Director, Capital Deployment



## Fitted

With solar PV and LED lighting already installed, a mezzanine to maximise capacity and canteen welfare, DC105 guarantees cost savings.



## Location

Occupying a prime golden triangle location, DC105 has access to five motorways within 15 miles (the M6 J3 just 5 minutes away).



## PARKlife™

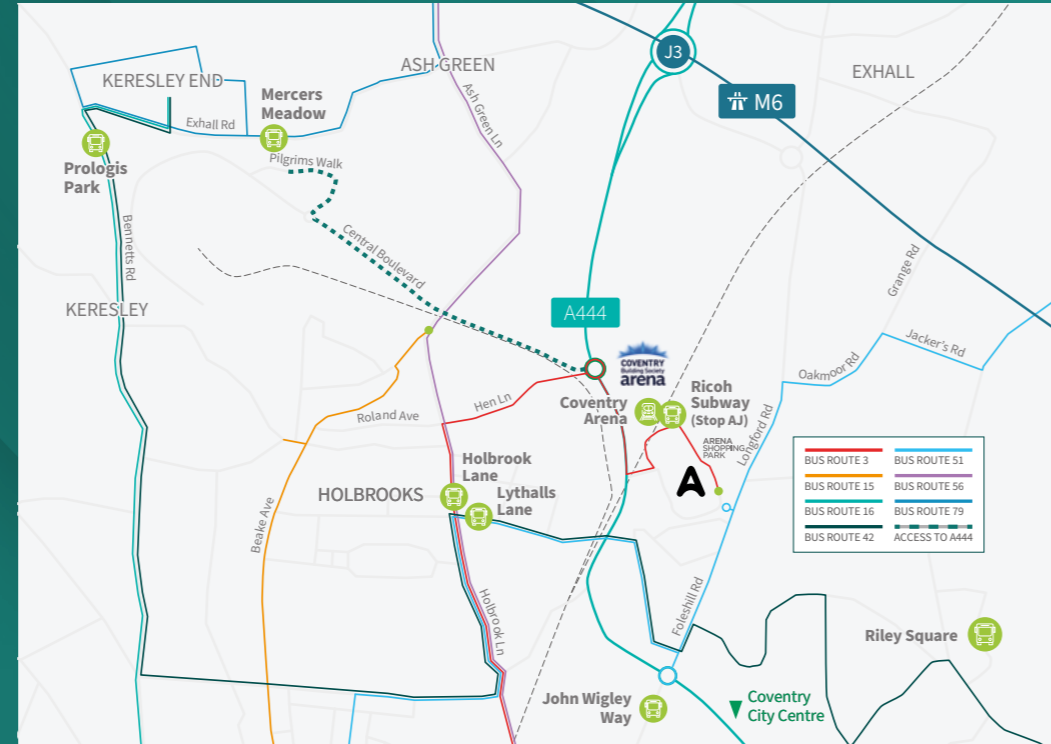
Benefit from an array of park services, and being located next to Prologis Country Park, which covers 51 acres and offers several walking routes.



# A Force of Talent

Located at the heart of the UK's automotive cluster, within 5 minutes of the M6 and easy access to the UK's key rail and air freight terminals, Prologis Park Coventry is proven to be one of the most sought-after locations in the UK.

The park is located in an area with a highly skilled labour pool ideally suited to the logistics sector. With the park being well-served by local bus routes, it's easy for staff to get to and from work.



**900k**

people within a 30 minute drive time



**10%**

of all UK automotive jobs are in Coventry & Warwickshire – highly skilled labour pool



**100k**

graduates within a one hour drive time



**25%**

one of the fastest growing economic areas in the country



**R&D**

centres of excellence for Advanced Engineering & Manufacturing, Connected and Autonomous Vehicles, Low Carbon Technologies



**16**

universities within an hour's drive time

## LET US DO THE HEAVY LIFTING



**Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.**

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose and talk through with an expert.

### MEET YOUR ESSENTIALS SOLUTIONS MANAGER



“Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!”

**Danny Bostock**



#### Operations

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



#### Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



#### Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



#### Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

For more information, please visit [prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)



# The Scenic Route

## PARKlife™

At Prologis, we make so much more than industrial logistics buildings; we create the spaces and places where our customers' businesses can thrive, where employees enjoy coming to work, where communities and nature can flourish. We call it PARKlife™.

Less than 100m away from DC105, Prologis Park Coventry offers an opportunity to promote employee health and wellbeing with the on-site country park adjacent to DC105. The park offers walking routes of various lengths to help provide some downtime around busy work schedules.



Prologis Country Park Coventry



## PARKlife™

When you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. With everything from a dedicated on-site security team and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.



I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network.

**Liz Allister**  
Real Estate & Customer Experience Manager



On-Site Security



Bus Services



Park Signage



Litter Picking



Snow Clearance / Road Gritting



On-Site Parking Controls



Green Travel Plan



Maintained Park Drainage



Community Liaison



Maintained Landscaping



Customer Estate Meetings



Maintained Private Roads



Shared External Building Clean

For more information on the above services and how you, your business and your employees can benefit, please speak to Liz Allister.

