



INDURENT

PARK HOLBROOK, COVENTRY

CV6 4QY
///ACHIEVING.RETAIN.GAINS

NEW TRADE COUNTER AND
INDUSTRIAL/WAREHOUSE UNITS,
AVAILABLE NOW

2,477 SQ FT - 28,243 SQ FT
(230.12 SQ M - 2,623.86 SQ M)

To be fully fitted with offices and WCs.



2.5 miles from M6 (J3).

BREEAM 'Very Good'.

Warehousing that Works.

High performance space for your business.

If you're looking for a practical and well-positioned warehouse, Indurent Park Holbrook, Coventry is a strong choice. This new industrial and distribution development is located within Coventry's established industrial area, offering reliable space in a proven location that supports a wide range of operational needs.

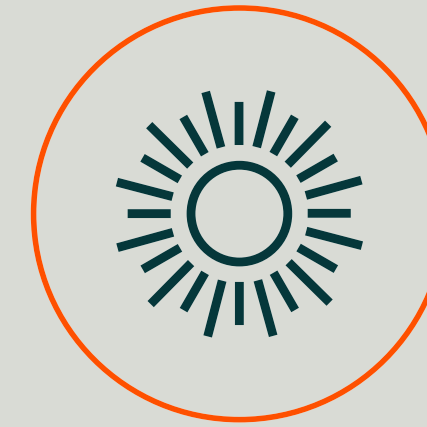
An ideal location for Coventry.

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.



To be fully fitted with offices and WCs.



15% warehouse roof lights increasing natural daylight.



Secure industrial park.



BREEAM 'Very Good'.



EPC B rating.



Warehousing that Works.

Why choose Indurent Park Holbrook?



Over 6 million people live within 1 hour's drive of Coventry city centre.*



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/



Aerial plan.



Masterplan.



UNIT	TOTAL SIZE
UNIT 4	2,477 SQ FT
UNIT 7	5,743 SQ FT
UNIT 8	3,490 SQ FT
UNIT 10	3,499 SQ FT
UNIT 16	6,399 SQ FT
UNIT 17	6,401 SQ FT
UNIT 18	8,263 SQ FT

UNIT	TOTAL SIZE
UNIT 19	8,668 SQ FT
UNIT 27	14,130 SQ FT
UNIT 28	14,113 SQ FT
UNIT 29	4,656 SQ FT
UNIT 30	6,838 SQ FT



Warehousing that Works.

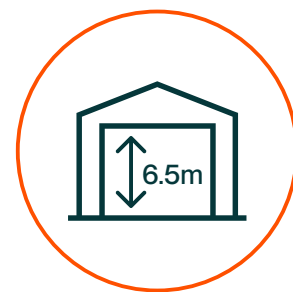
Masterplan is indicative.

Industrial and warehouse units 4, 7, 8 & 10.

2,477 UP TO 5,743 SQ FT

All floor areas are approximate gross external areas.

Flexible industrial / warehouse units to be fitted with office accommodation and WCs by the landlord.



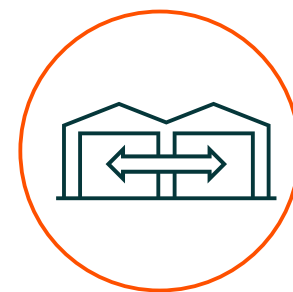
6.5m clear internal height



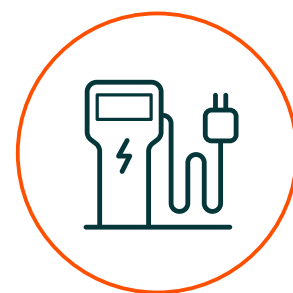
37.5 kN sq/m floor loading



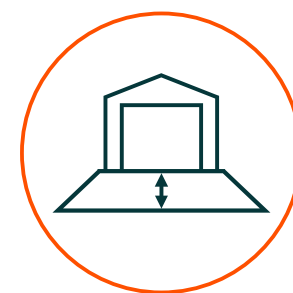
Electric loading doors



Ability to combine units



Electric car charging points



12m yard depths



Secure industrial park



12 year collateral warranty available



Warehousing that Works.

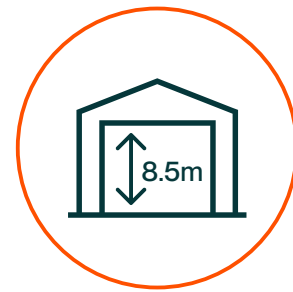


Industrial and warehouse units 16 - 19.

6,399 UP TO 12,800 SQ FT (UNITS COMBINED)

All floor areas are approximate gross external areas.

Flexible industrial / warehouse units to be fitted with office accommodation and WCs by the landlord.



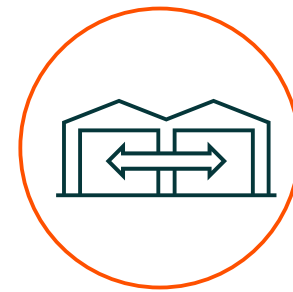
8.5m clear internal height



37.5 kN sq/m floor loading



Electric loading doors



Ability to combine units



Electric car charging points



15m yard depths



Secure industrial park



12 year collateral warranty available



Warehousing that Works.

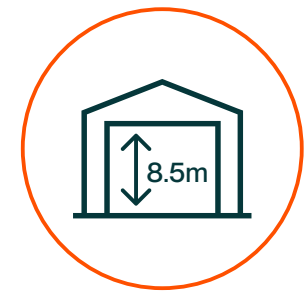


Industrial and warehouse units 27-30.

4,656 UP TO 28,243 SQ FT (UNITS 27 & 28 COMBINED)

All floor areas are approximate gross external areas.

Flexible industrial / warehouse units to be fitted with office accommodation and WCs by the landlord.



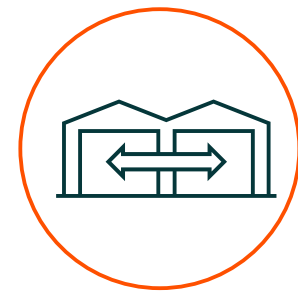
8.5m clear internal height



37.5 kN sq/m floor loading



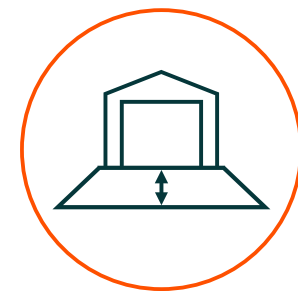
Electric loading doors



Ability to combine units



Electric car charging points



12-29m yard depths



Secure industrial park



Generous parking facilities



12 year collateral warranty available



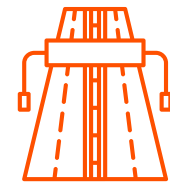
24/7 access available



Warehousing that Works.

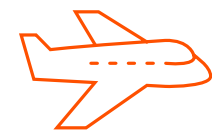


You're well-connected.



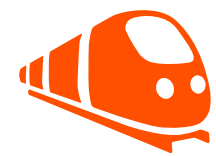
ROADS AND CITIES

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



AIRPORTS

Coventry Airport	7 miles
Birmingham Airport	11.5 miles



TRAIN LINKS

Coventry Arena Train Station	1.4 miles
Coventry Train Station	3.3 miles

Drive times

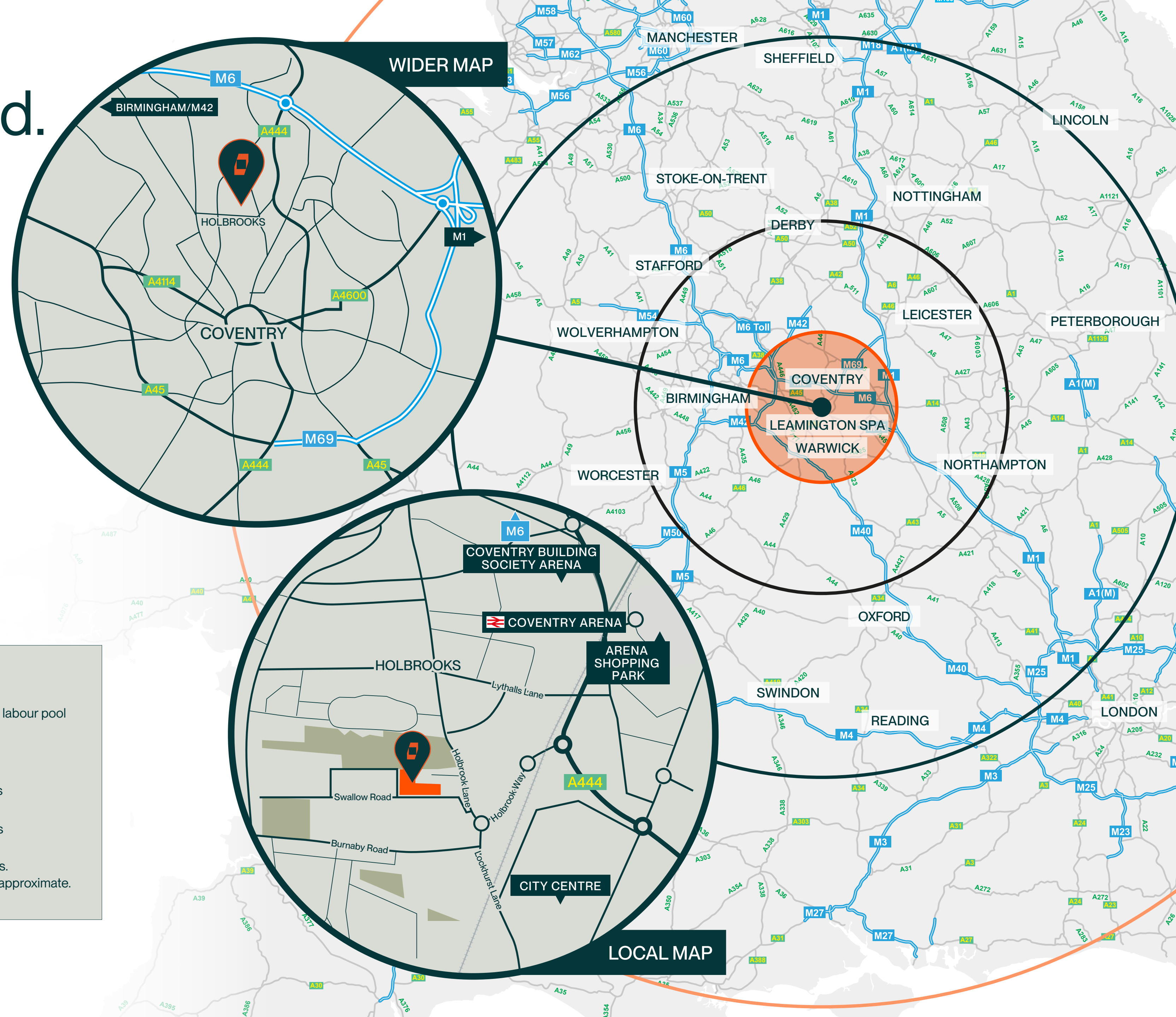
- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Maps are indicative.



Sustainability.



BREEAM UK New Construction 2018 (Shell & Core)

'Very Good' rating



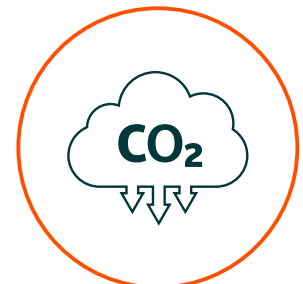
Energy Performance Certificate

B rating for energy performance



Roof Lights

15% warehouse roof lights increasing natural daylight



Responsible Sourcing

Low air permeability design



Electric Vehicle Charging

Active and passive Electric Vehicle charging points



Landscaping

Landscaping including native and non-native species



Bicycle Spaces

Exterior and interior cycle storage to encourage cycling to work



Enhanced Cladding

High performance insulated cladding and roof Low air materials

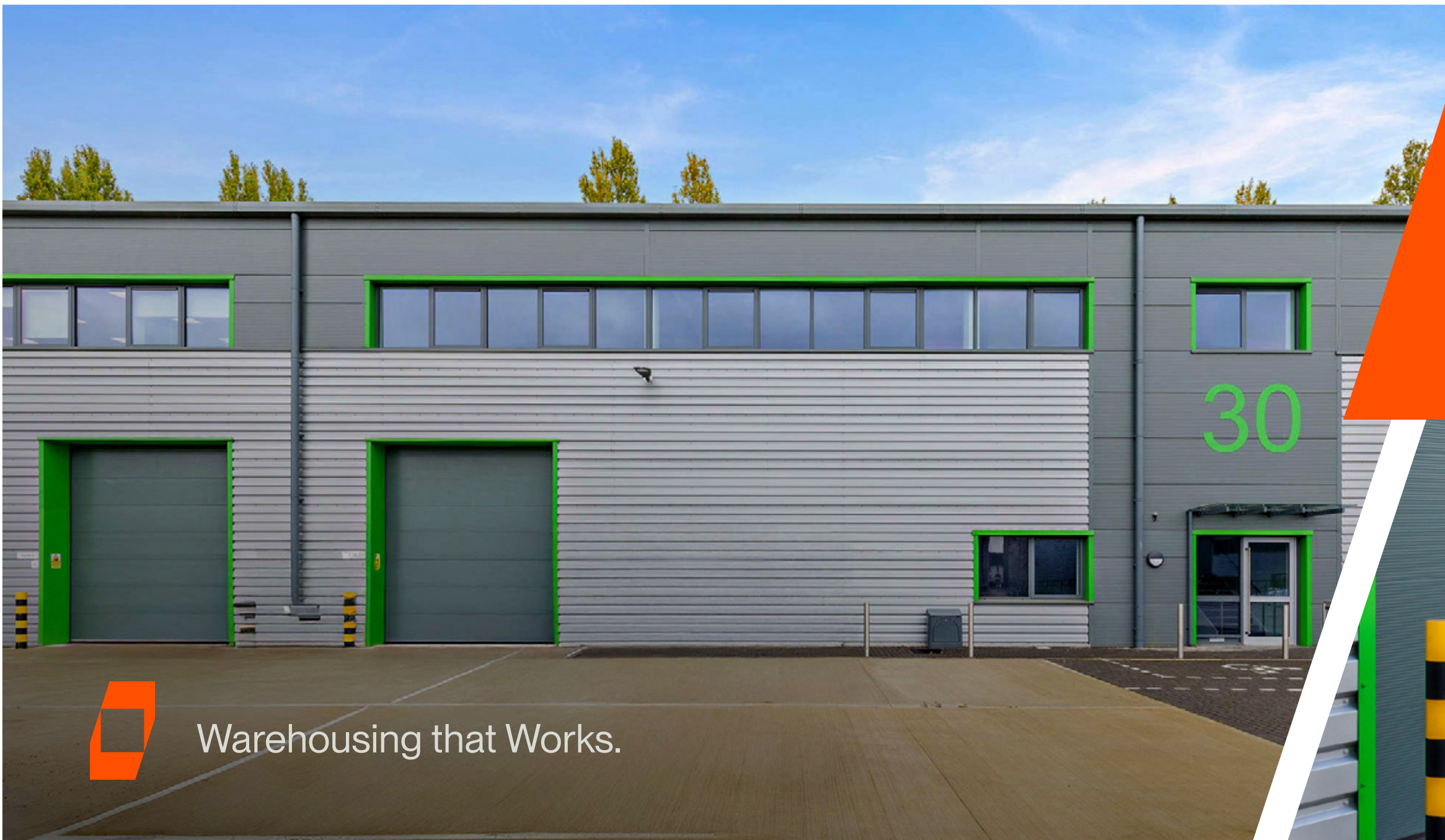


Energy Metering Technology

Low speed limit restrictions to reduce emissions



Warehousing that Works.



Warehousing that Works.



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