

For Sale.

Prime Development Site

Sayer Drive, Coventry.

**Site area approx.
7.5 acres** (net circa 6 acres)



Sayer Drive, Coventry, West Midlands CV5 9PF



Amazon

Guenther Bakeries UK

Impression Technologies

Polymer Logistics

Lyons Park Development

Christie Lites

Norman Hay PLC

JLR

The property is adjacent to the recently developed site known as Lyons Park Development.

The development site is accessed from Sayer Drive which in turn provides access to Coundon Wedge Drive, located on the western outskirts of Coventry. The A45 trunk road, linking Coventry and Birmingham, and the national motorway network is approximately 1.8 miles distant.

The site is situated adjacent to Lyons Park Development which provides a mix of hi-tech and hi bay warehousing occupied by Amazon, Jaguar Land Rover and several local manufacturing, distribution and technology businesses, including The Expert Group, Impression Technologies, Polymer Logistics and Christie Lites UK.

The M42, M6 and M1 motorways place 89% of England and Wales within a four-hour HGV drivetime, while the M69, M40 and M5 provide wider UK connectivity.

PROPERTY AREA

Approx 7.5 acres

(net circa 6 acres)

- Prime Development opportunity
- Proximity to national motorway network
- Strong local labour supply
- Extensive Local public transport

900,000

people living within Coventry & Warwickshire and over six million within a 1 hour drive

2 leading

international universities, Warwick and Coventry

65,000

students attracting new talent to C&W from around the world

7,550

engineering professional
38% above national average

98%

of the UK is within a 4-hour drive time

Automotive Cluster

More automotive and off-highway OEM brands than Detroit, Munich or Nagoya



Planning

We understand the current site was previously used for employment uses, and any redevelopment is likely to suit E / B2 / B8 uses. Interested parties should make their own enquiries with the local planning authority.

EPC

The buildings have an EPC rating of E115 & B36.

Services

All mains services are connected to the buildings

Uniform Business Rates

The units will require reassessment upon sale, interested parties should make their own enquiries with the valuation office

Tenure

The building / Site is available for sale on a freehold basis.

Information / Data Room

Serious interested parties will have access to the data room- access via the agents.

Money Laundering

In Accordance with the Anti-Money Laundering Regulation 2017, two forms of identification and confirmation of source of funding will be required from the successful purchaser. forms of identification and confirmation of the source of funding will be required from the successful purchaser.



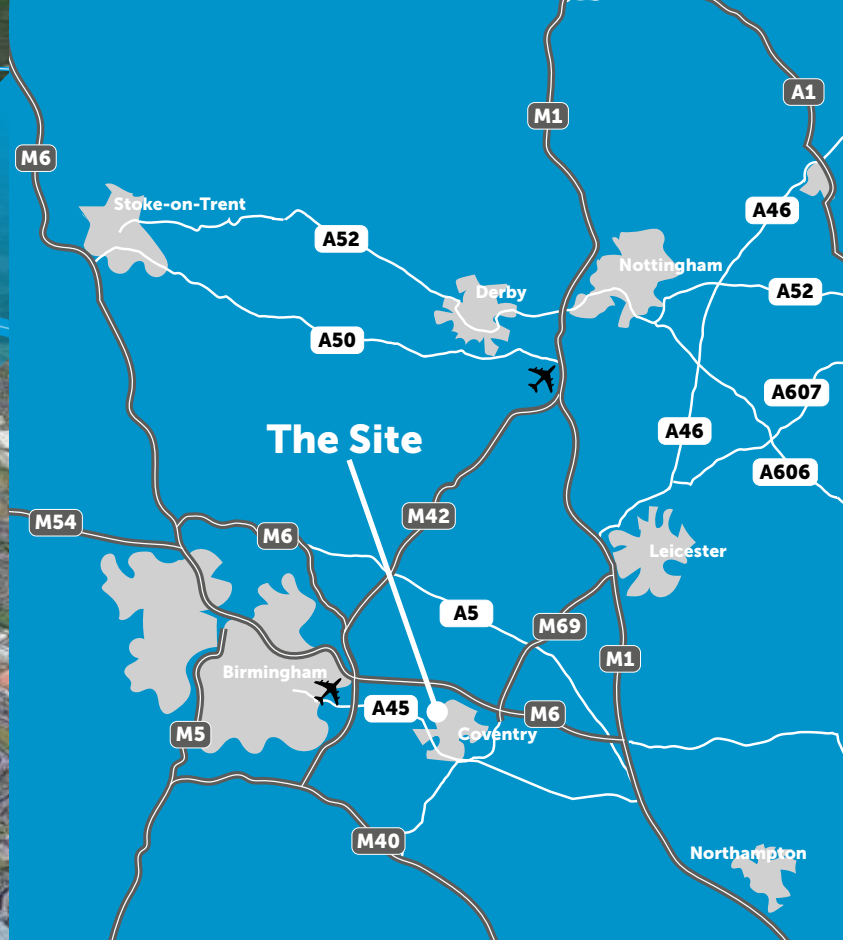


Image courtesy of Google Maps

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Simon Norton

+44 7788 436273
Simon.Norton@colliers.com

Sam Robinson

+44 7825 437213
Sam.Robinson@colliers.com

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