



FIVE  
CYAN  
PARK

COVENTRY

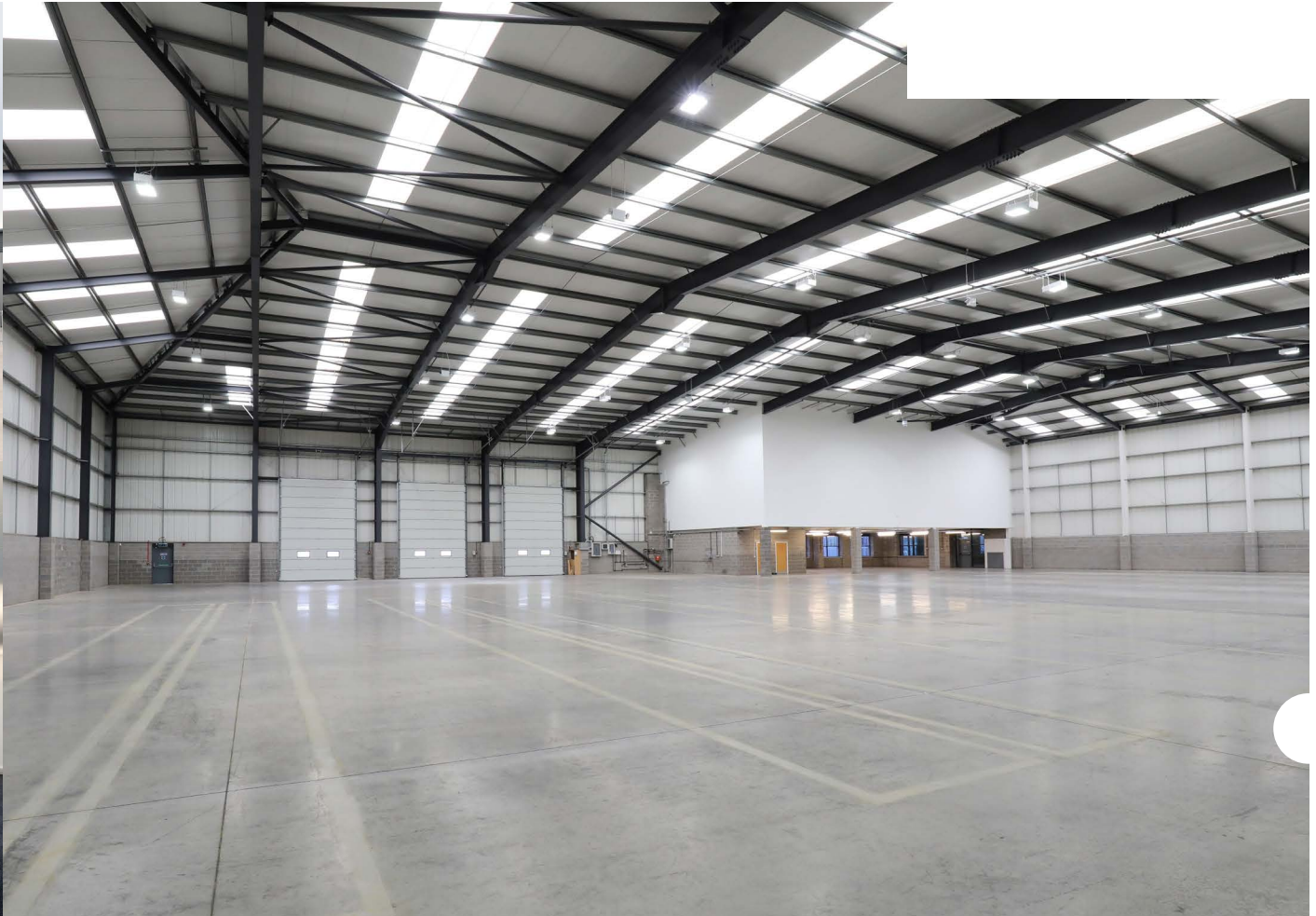
**>> COMPETITIVE RENT <<**  
**MODERN INDUSTRIAL WAREHOUSE**  
27,900 sq ft (2,592 sq m) approx  
TO LET

## UNIT 5, CYAN PARK, PHOENIX WAY, COVENTRY CV2 4QP



- **PALISADE GATES AND FENCING TO YARD**
- **MODERN DISTRIBUTION WAREHOUSE/ MANUFACTURING UNIT**
- **8M EAVES (APPROX) OFFICES AND YARD AREA**
- **EXCELLENT ROAD LINKS WITH IMMEDIATE ACCESS TO A444**

The property was built in 2006 and has recently undergone a refurbishment to include the provision of palisade fencing and gates to yard and parking areas. The unit is of steel portal frame construction with part brick / part clad elevations and a profile clad roof incorporating roof lights. The premises benefit from an eaves height of 8m, 3 electric level access loading doors, concrete floor and high bay lighting to the warehouse. Internally, the unit provides first floor office accommodation benefitting from kitchen and W/C facilities, LED lighting and being fully carpeted. A main reception area and personnel lift are provided to ground floor with undercroft areas for future fit out to ground floor. Externally, the property provides ample concrete yard and 30 car parking spaces demised to the frontage behind security fencing.



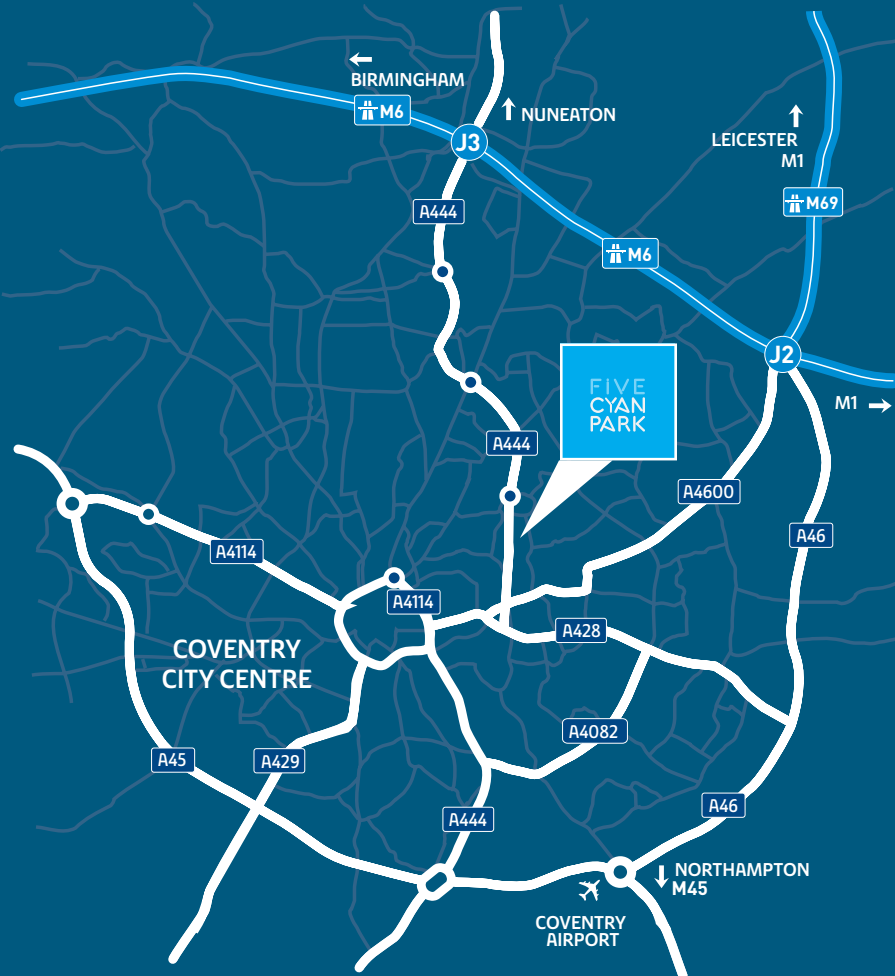
## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse & offices	25,342.8	2,354.4
FF Offices	2,557.5	237.6
<b>GIA (approx)</b>	<b>27,900.3</b>	<b>2,592</b>

## LOCATION

The subject property is situated on the Cyan Park development which is located approximately 1 mile to the north of Coventry off the main A444. Access to the motorway network can be gained via Junction 3 of the M6 Motorway which in turn, provides access to the M1, M42, M6 Toll, M5 and M40 Motorways. Coventry Mainline Railway Station is also approximately 2.5 miles distant.

POSTCODE: CV2 4QP



## LEASE TERMS

The property is available by way of a lease expiring 31st October 2026. Disposal of the existing lease or a new lease on terms to be agreed are available.

## RENT

Passing rent £7.00 per sq ft (£195,300 pax).

## BUSINESS RATES

Warehouse & Premises 2023: £146,000.

## EPC

EPC Rating: C (62)

## SERVICES

It is understood that the premises benefit from all mains services. Applicants are advised to make their own enquiries of the relevant utility companies.

## PLANNING

It is understood the property is suitable for light industrial, general industrial and storage and distribution uses falling within classes E(g), B2 and B8 of The Town and Country Planning (Use Classes) Order 1987.

## VAT

All prices quoted are exclusive of VAT if chargeable.

## VIEWING

Strictly by appointment with the sole agents:



NEIL SLADE

[neil.slade@harrislamb.com](mailto:neil.slade@harrislamb.com)

ASHLEY BROWN

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