

PowerPark170 Coventry

168,249 sq ft (15,630.46 sq m)

Under refurbishment Industrial / warehouse unit

View the virtual tour at www.powerparkcoventry.co.uk

TO LET
AVAILABLE
Q2 2024

BLUE RIBBON PARK
CV6 5RE

 clouds.guess.hedge



1 MILE
TO J3 M6



SOLAR PV
ENABLED



58.7M YARD
DEPTH



B2
B8
VERSATILE
FACILITY


OXENWOOD
REAL ESTATE



The unit is to be extensively refurbished to create a greener facility offering an occupier greater operational & cost efficiencies.

- Additional **Solar Array** to supplement grid supply of upto 900KVA
- Power grid capacity up to **1MVA**
- New **LED Lighting** throughout warehouse
- **Sprinkler system** in situ
- **Extensive improvements** to office & staff welfare areas
- New **energy efficient lighting & heating** systems
- Potential to add **EV charging**
- Minimum **EPC B** rating



Accommodation

GROUND FLOOR	SQ FT	SQ M
Warehouse	159,583	14,825.26
Offices	2,664	247.50
Warehouse WCs/Offices	1,513	140.60
FIRST FLOOR		
Offices	2,993	278.10
Warehouse Canteen/Offices	1,496	139.00
TOTAL	168,249	15,630.46

WAREHOUSE



8m (clear height)



8 level access loading doors



4 dock level loading doors



LED lighting



Sprinklers



Up to 1MVA power supply

EXTERNAL



Secure yard with max 58.7m depth



Ample parking provision

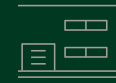


Security lighting



Gatehouse

OFFICE



Two storey offices



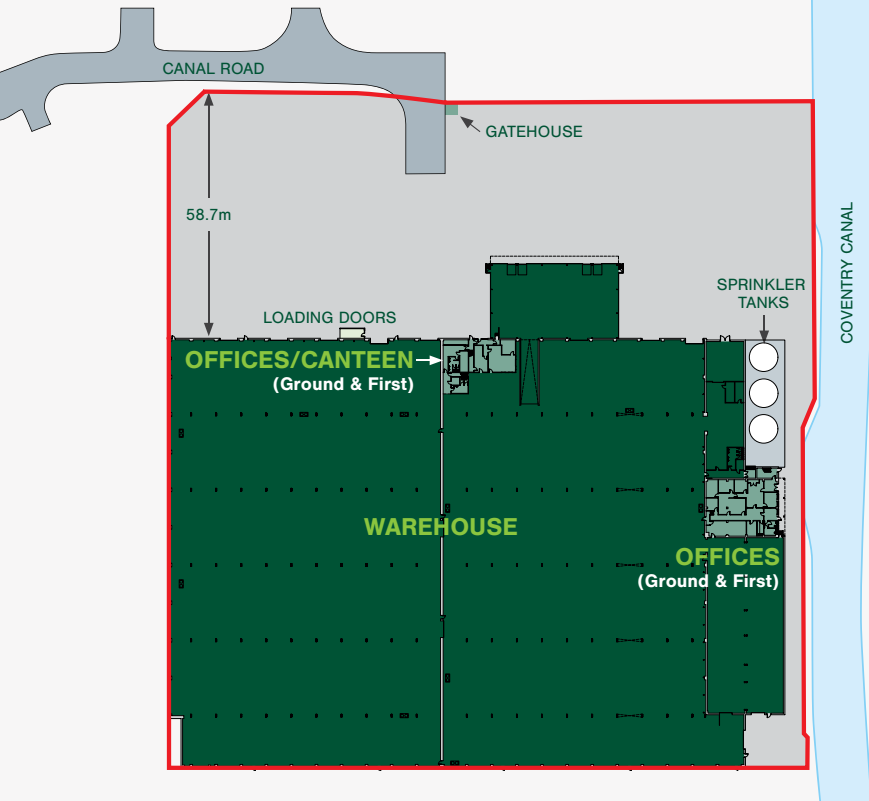
VRF climate control



Staff amenity



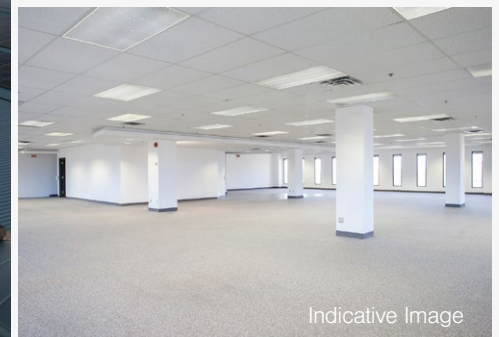
LED lighting



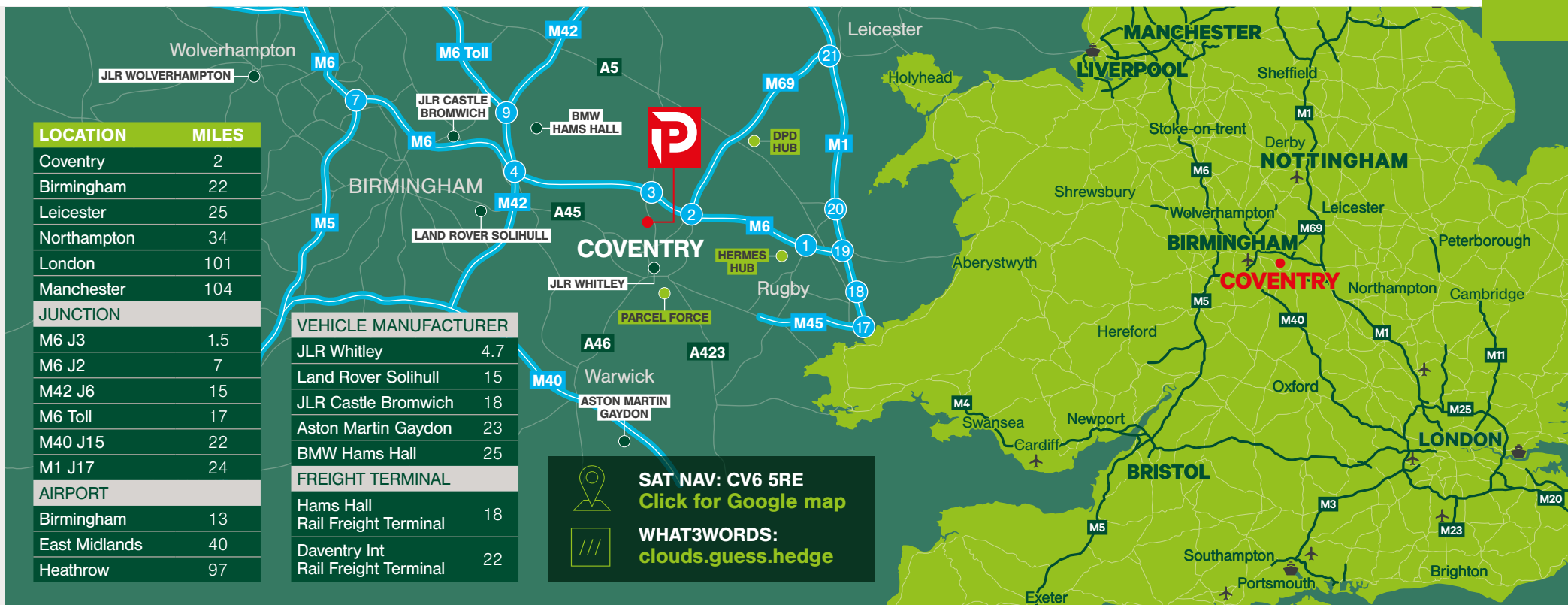
Indicative Image



Indicative Image



Indicative Image



Location

Power Park Coventry is located on Blue Ribbon Park 2 miles north east of Coventry City Centre and is accessed directly off the A444, a key arterial road leading to junction 3 of M6 which is only 1 mile to the north.

This is a well established location off the well-known Blue Ribbon roundabout and benefits from good access to labour. Nearby industrial/manufacturing occupiers include DHL, The Co-op, Jaguar Land Rover, Rolls Royce & Meggit. In addition, Parcel Force and DPD have large parcel hubs within a 15-20 minute drive.

TENURE

The property is available leasehold by way of a new lease on terms to be agreed.

PLANNING

B2 and B8.

BUSINESS RATES

The rateable value is available on application.

SERVICES

We understand mains gas, three phase electricity, water and drainage are all connected to the property.

EPC

Target minimum EPC B rating.



020 7338 4109
realestate.bnpparibas.co.uk

Seb Moseley
07825 868943
seb.moseley@realestate.bnpparibas

Ben Wiley
07771 662 009
ben.wiley@realestate.bnpparibas



0121 285 9470
www.carterjonas.co.uk

Adam McGuinness
07860 943735
adam.mcguinness@carterjonas.co.uk

Nick Waddington
07912 770618
nick.waddington@carterjonas.co.uk

Conditions under which particulars are issued: BNP Paribas Real Estate and Carter Jonas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of BNP Paribas Real Estate and Carter Jonas has any authority to make or give any representation or warranty whatever in relation to this property. February 2024 carve-design.co.uk 16261/17