

Chase Point^{one}

M6 J3 ● MALLORY WAY ● COVENTRY ● CV6 6PB

TO LET

80,642 SQ FT

WAREHOUSE/INDUSTRIAL UNIT

UNDER REFURBISHMENT

AVAILABLE Q3 2022

M6 J3 DIRECT ACCESS



CV6 6PB



SPECIFICATION

The modern steel portal frame building includes the following features:

WAREHOUSE

- 10m clear eaves height
- 6 dock loading doors
- 2 ground level loading doors
- 50kN/m2 floor loading
- 10% roof lights
- Lighting to Warehouse
- 1 MVA of power available

OFFICES

- Fully fitted out two storey offices
- Suspending ceilings with lighting
- Carpeted floors
- WCs
- Kitchenette

EXTERNAL

- 40m secure service yard
- Separate car parking for 50 cars
- External security lighting
- 24/7 unrestricted access



Chase Point

- Modern 80,642 sq ft industrial logistics building
- Secure service yard with separate car-parking
- Fully fitted two storey offices
- 1.1 miles from J3 M6, 5.2 miles to Coventry city centre
- Planning consent for B1, B2 and B8 uses
- Available Q3 2022
- Under refurbishment

SUSTAINABILITY



New air source heat pumps to serve the offices



LED lighting to the offices, warehouse and yard



PV panels to the roof



Rainwater harvesting system



EV chargers to the car park

MASTERPLAN



SCHEDULE OF ACCOMMODATION

Warehouse	75,348 sq ft	7,000.00 sq m
Two Storey Offices	5,294 sq ft	491.79 sq m
Total GIA	80,642 sq ft	7,491.79 sq m



LOCATION

Chase Point One is located on the outskirts of Coventry, the second largest city in the West Midlands and one of the UK's major manufacturing powerhouses. Industrial employers in the region include Bridgestone, Eon, Jaguar, Mastercare, Meggit, Rolls-Royce and Unipart.

Centrally located, Coventry is also a popular logistics hub. The M6, M1, M12, M69 and M40 all fall within short distances of Chase Point One, as do 4.4 million consumers within a 45 minute drive by van. A massive 78% of the UK population, plus all the UK's major air and seaports are all easily accessible within a single HGV journey, bringing national and global markets within reach.

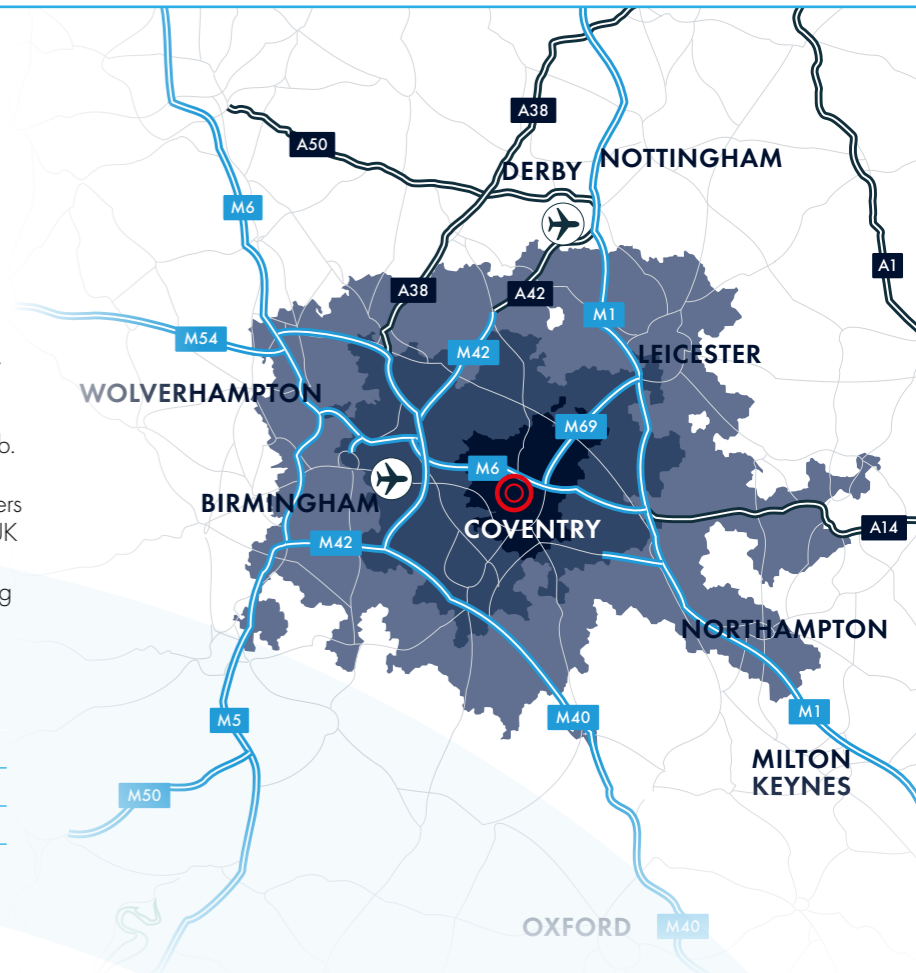
CITIES	DISTANCE	TIME
Coventry	4 miles	6 mins
Birmingham	22 miles	33 mins
London, M25	81 miles	2 hrs 1 min
Manchester	103 miles	2 hrs 35 mins

RAIL PORTS	DISTANCE	TIME
Hams Hall	17 miles	25 mins
DIRFT	21 miles	31 mins
BIFT	23 miles	34 mins

AIRPORTS	DISTANCE	TIME
Coventry	7 miles	10 mins
Birmingham	14 miles	21 mins
East Midlands	39 miles	58 mins

SEA PORTS	DISTANCE	TIME
Liverpool	122 miles	3 hrs 2 mins
Hull	124 miles	3 hrs 5 mins
Southampton	128 miles	3 hrs 12 mins
Felixstowe	148 miles	3 hrs 41 mins

Source www.lorryroute.com



LOCAL ACCESS MAP



2,314,543 unique addresses within 30 miles

Source: Royal Mail

4,399,997 consumers within 45 minutes by van



78% of the UK's population reachable within 4.5 hours by truck

Source: www.drivetimemaps.co.uk

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ADDITIONAL INFORMATION

SERVICES

All main services are connected to the property.

BUSINESS RATES

The current rateable value for the property is £355,000 for 2021/22.

EPC

To be assessed upon completion of the refurbishment works.

VAT

VAT will be payable on the transaction.

TERMS

Available on a new lease on terms to be agreed.

CONTACTS



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