

DOBSON
GREY



TO
LET

Rear Unit - Exactaform
Unit J, 2 Prologis Park
Central Boulevard
Coventry
CV6 4QJ

ENQUIRE TODAY

01789 298 006

WWW.DOBSON-GREY.CO.UK

TO LET | £90,000 per annum

OVERVIEW

Rear Unit - Exactaform, Unit J, 2 Prologis Park, Central Boulevard, Coventry, CV6 4QJ

- Warehouse located in the rear of Exactaform Cutting Tools
- Quoting rent circa £7.50 per sq ft exclusive.
- Available space extends to 1,107 sqm (11,917.79 sq ft)
- Parking for 12 vehicles with scope for additional parking spaces and yard area
- Located on sought after Prologis Industrial Park
- Within close proximity to motorway network

DOBSON
GREY

DESCRIPTION

The property comprises a warehouse extending to 1,107.20 sqm (11,917.79 sq ft) of space in an L shaped configuration and benefits from a Clear Internal Height of 8.49 metres.

A private secure entrance and exit, which includes a electric roller shutter door measuring 4.11 meters across, is a key benefit of this property. Washroom facilities are shared with the neighbouring owner with approved access to their canteen offering breakfast and lunch options.

Parking provisions on site include 12 dedicated spaces with scope for additional spaces. The site is secured via a gated entrance with key fob access whilst also benefiting from CCTV and security lighting.

LOCATION

The property is located within the heart of the UK's logistics "Golden Triangle," on the sought after Prologis Industrial Park, Coventry. Boasting immediate access to Junction 3 of the M6 motorway and within a 15-mile radius of five key motorways (M69, M45, M1, M42), the location ensures seamless distribution channels across the UK.

Beyond its exceptional transport links, Prologis Park is a testament to modern industrial developments, featuring state-of-the-art facilities, on-site security, dedicated park management, and a focus on employee well-being with amenities like the adjacent Prologis Country Park and excellent local bus routes. Opportunities for units of this calibre and size are rarely available. We highly recommend early viewings to avoid disappointment.

Other occupiers within the park include Jaguar Land Rover, DHL, Halfords and Co-Op.



WWW.DOBSON-GREY.CO.UK

TO LET | £90,000 per annum



Tenure

Leasehold offers are invited for a 3 year lease at a passing rent of £90,000 per annum exclusive subject to contract. Incentives are available.

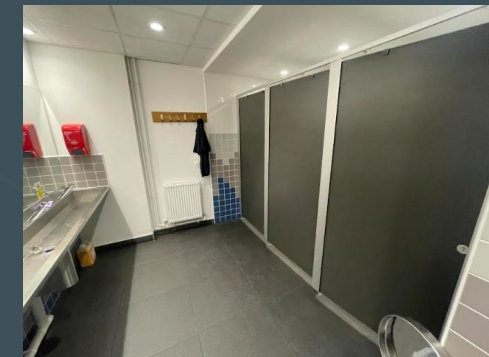
Planning

The property has permission for Class B1/B2/B8 Use as per the 2015 approved planning permission for the whole site.

Services

We understand from the Vendor that full mains services are available including gas, electricity, water, telephone and fibre. These will be charged as a pro rata share of the whole.

DOBSON
GREY



WWW.DOBSON-GREY.CO.UK

TO LET | £90,000 per annum

FLOOR PLANS



DOBSON
GREY

Floor Area:
1,107.20 sqm (11,918 sq ft)

Clear Internal Height:
8.49 metres

Apex:
10.11 metres

Parking Spaces:
12

Floor area and basis of measurement

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) May 2015 on a Gross Internal Area (GIA) basis..

HOW TO FIND THE SITE

From the M6 motorway Junction 3, Coventry is accessed via the A444 which leads to Rowleys Green Roundabout. Taking the third exit Winding House Lane, the Subject Property by heading West on Central Boulevard with the unit located on the right hand side.

Postcode: CV6 4QJ

what.3.words - ///events.songs.looked

VIEWINGS

All viewings to be strictly by prior appointment and accompanied, please contact:

Harry Bennett
Apprentice Surveyor

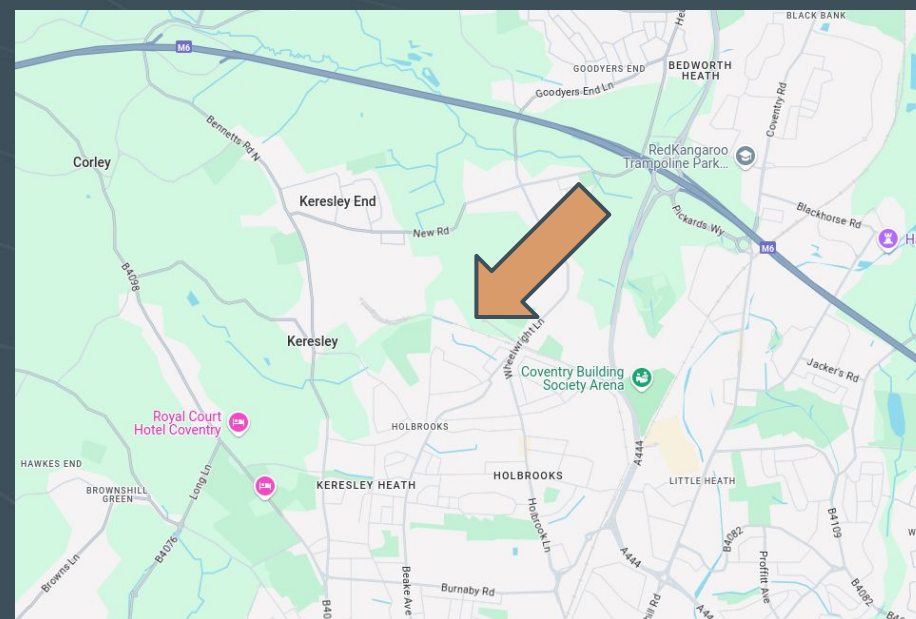
Telephone: **01789 298006**

Email: hbennet@dobson-grey.co.uk

Keri Dobson
Managing Director

Telephone: **01789 298006**

Email: kdobson@dobson-grey.co.uk



SUBJECT TO CONTRACT

1. These particulars are not an offer or contract, not part of one. You should not rely on statements by Dobson Grey Ltd in the particulars or by word of mouth or in writing ('information') as being 'actually accurate about the property, its condition or its value. Neither Dobson Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, Seller(s) or Lessor(s).
2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson Grey Ltd.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice. All prices and values quoted are exclusive of VAT, which will apply.
5. The vendor reserves the right not to accept the highest, or any offer made.
6. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs). <https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>



WWW.DOBSON-GREY.CO.UK

CHARTERED SURVEYORS AND SAFETY & TECHNICAL SERVICES CONSULTANTS