

# HOLBROOK PARK

Coventry CV6 4QY

- > 17 new trade counter and industrial/warehouse units
- > 2,485 - 40,118 sq ft (units 13 & 14 combined)
- > Prime urban development

To let



A development by:

Chancerygate



BRIDGES  
Fund Management

Available now

# HOLBROOK PARK

Located on Holbrook Lane, a well-established industrial area in Coventry, close to the A444.

Approximately 2.5 miles north of the city centre and 2.5 miles south of junction 3 of the M6 motorway, which in turn provides excellent access to the nearby M1, M6, M40, M42, M45 & M69 motorways.

Local occupiers include Meggitt, Huws Gray and Unipart. Coventry Building Society Arena and Arena Park Shopping Centre are close by.

## Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

### The green initiatives we have employed on this scheme to achieve this include

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels to units 13 & 14
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- BREEAM 'Very Good'
- EPC rating of 'B'
- Secure cycle parking



# Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

| Unit | Ground Floor             | First Floor | Total |
|------|--------------------------|-------------|-------|
| 1    | LET TO WURTH             |             |       |
| 2    | LET TO CLIFTON BATHROOMS |             | 2,484 |
| 3    | LET TO CLIFTON BATHROOMS |             | 2,466 |
| 4    | 2,485                    | -           | 2,485 |

| Unit | Ground Floor | First Floor | Total |
|------|--------------|-------------|-------|
| 5    | 2,836        | 803         | 3,639 |
| 6    | 4,573        | 1,160       | 5,733 |
| 7    | 4,573        | 1,160       | 5,733 |
| 8    | 2,720        | 774         | 3,494 |
| 9    | 2,720        | 770         | 3,490 |
| 10   | 2,720        | 774         | 3,494 |
| 11   | 2,720        | 775         | 3,495 |

| Unit | Ground Floor    | First Floor | Total  |
|------|-----------------|-------------|--------|
| 12   | 4,076           | 1,159       | 5,235  |
| 13   | 19,008          | 3,268       | 22,276 |
| 14   | 15,223          | 2,619       | 17,842 |
| 15   | LET TO KELVATEK |             | 8,568  |
| 16   | 5,063           | 1,363       | 6,426  |
| 17   | 5,070           | 1,379       | 6,449  |



- Industrial/warehouse
- Trade counter

## Planning Use

E(g) (formerly B1c) and B8 (industrial and warehouse) uses.

## Terms

Available on a leasehold basis.

# Trade Unit 4

2,485 sq ft

## General Specification

Flexible trade unit finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

|   |  |   |
|---|--|---|
|  <p>6.5m clear internal height</p>     |  <p>37.5kN sq m floor loading</p>               |  <p>Electric loading doors</p>   |
|  <p>Ideal for trade counter users</p>  |  <p>24/7 access available</p>                   |  <p>Roadside frontage</p>        |
|  <p>Electric car charging points</p> |  <p>12 year collateral warranty available</p> |  <p>Landscaped environment</p> |

## Terms

Available on a leasehold basis.



Last trade unit available



# HOLBROOK PARK



# Industrial and Warehouse Units 5-12

3,490 up to 11,466 sq ft (units 6 & 7 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

|   |   |  |
|---|---|--|
|  <p>6.5m clear internal height</p> |  <p>37.5kN sq m floor loading</p>                              |  <p>Electric loading doors</p>                  |
|  <p>Ability to combine units</p>   |  <p>First floor for storage or fitting out as office space</p> |  <p>Electric car charging points</p>            |
|  <p>12m yard depths</p>          |  <p>Secure industrial park</p>                               |  <p>12 year collateral warranty available</p> |

## Terms

Available on a leasehold basis.



# HOLBROOK PARK



# Industrial and Warehouse Units 13-14

17,842 up to 40,118 sq ft (units combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

|   |   |  |
|---|---|--|
|  <p>8.5m clear internal height</p> |  <p>37.5kN sq m floor loading</p>                              |  <p>Private gated 29m yards</p>                 |
|  <p>Electric loading doors</p>     |  <p>First floor for storage or fitting out as office space</p> |  <p>Electric car charging points</p>            |
|  <p>Fitted reception</p>         |  <p>Ability to combine units</p>                             |  <p>12 year collateral warranty available</p> |

## Terms

Available on a leasehold basis.





# HOLBROOK PARK



# Industrial and Warehouse Units 16 & 17

6,426 up to 12,875 sq ft (units combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

|   |   |  |
|---|---|--|
|  <p>8.5m clear internal height</p> |  <p>37.5kN sq m floor loading</p>                              |  <p>Electric loading doors</p>                  |
|  <p>Ability to combine units</p>   |  <p>First floor for storage or fitting out as office space</p> |  <p>Electric car charging points</p>            |
|  <p>15m yard depths</p>          |  <p>Secure industrial park</p>                               |  <p>12 year collateral warranty available</p> |

## Terms

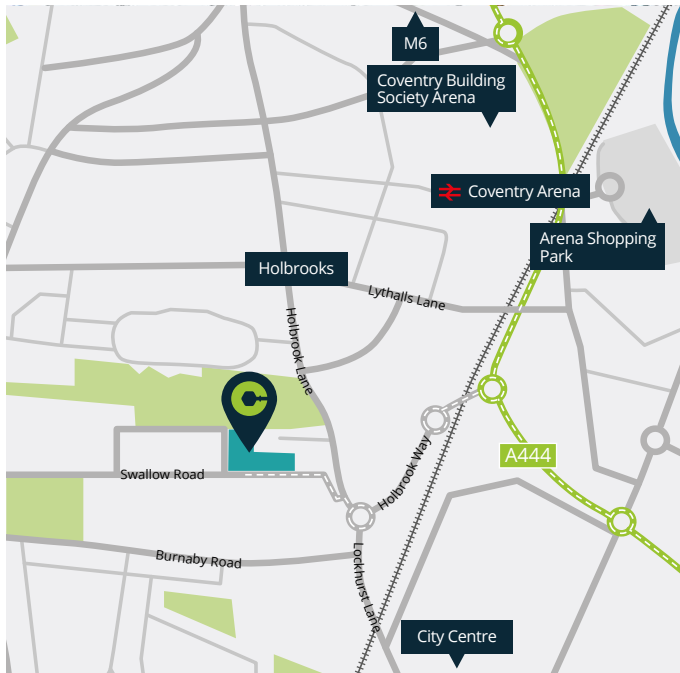
Available on a leasehold basis.



# HOLBROOK PARK



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[holbrookparkcoventry.co.uk](http://holbrookparkcoventry.co.uk)

## Travel Distances

### Road

|                      |            |
|----------------------|------------|
| M6 (J3)              | 2.5 miles  |
| M42 (J6)             | 11 miles   |
| M1 (J19)             | 17 miles   |
| Coventry City Centre | 2.5 miles  |
| Birmingham           | 22.6 miles |

### Rail:

|                              |           |
|------------------------------|-----------|
| Coventry Arena Train Station | 3.4 miles |
|------------------------------|-----------|

### Airport:

|                    |            |
|--------------------|------------|
| Coventry Airport   | 7 miles    |
| Birmingham Airport | 11.5 miles |

Holbrook Lane,  
Coventry CV6 4QY

[dress.calm.flows](http://dress.calm.flows)

More information available  
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