

TO LET

- › Located off Junction 2 M6
- › 7.3m Eaves Height
- › 14 Level Access Loading Doors
- › 60m Loading Yard
- › 438 Car Parking Spaces
- › Secured Fenced Site
- › Gatehouse at Entry

FORMER SAINSBURYS DISTRIBUTION WAREHOUSE

T U SQUARE, NORTH VIEW, COVENTRY, CV2 2SP

311,261 SQ FT (28,917.09 SQ M)
DISTRIBUTION WAREHOUSE

LOCATION

The premises are situated in Walsgrave, approximately 5 miles north east of Coventry City Centre. Access to the motorway is gained via Junction 2 of the M6, which is less than half a mile distant and provides swift access to the Midlands motorway network and the M1.

Within walking distance of the premises, there are a wide range of amenities, bars and restaurants; including the Hilton Hotel, LivingWell Health Club, Showcase Cinema and a Tesco Superstore.

- > **Coventry City Centre** - 5 miles
- > **J2 M6** - Less than ½ mile

DESCRIPTION

The premises comprise a detached, self-contained steel portal frame warehouse with three storey office accommodation on a site of approximately 15.52 acres.

SITUATED ON A SITE AREA OF APPROXIMATELY 15.52 ACRES

SPECIFICATION

In brief the specification includes:

- OFFICES:**
- > Entrance Lobby / Reception
 - > 3 Floors of Open Plan Office Space
 - > Raised Access Floors
 - > Passenger Lift
 - > Air Conditioning
 - > Partitioned Meeting Space
 - > Break Out Areas
 - > Staff Restaurant & Kitchen
 - > Male and Female Sanitary Facilities

- WAREHOUSE:**
- > 7.3m Eaves Height
 - > 9 Level Access Loading Doors to Main Yard
 - > 5 Level Access Doors to Side Elevations
 - > PIR LED Lighting
 - > Overhead Cranes
 - > Sprinkler System
 - > Canteen
 - > Sanitary Facilities

- EXTERNAL:**
- > 60m Yard at Gable End
 - > Additional Perimeter Yard Around Warehouse
 - > 360 Circulation Around the Site
 - > Security Gatehouse with Traffic Barriers
 - > 438 Car Parking Spaces
 - > Secure Fenced Site

ACCOMMODATION

	SQ FT	SQ M
SF Office	5,102	473.99
FF Office	41,372	3,843.58
GF Office	42,188	3,919.39
GF Warehouse	221,395	20,568.27
GF Gatehouse	661	61.41
GF Store	543	50.45
Total	311,261	28,917.09

TENURE

The premises are available on new FRI lease terms to be agreed.

RENT

On application.

BUSINESS RATES

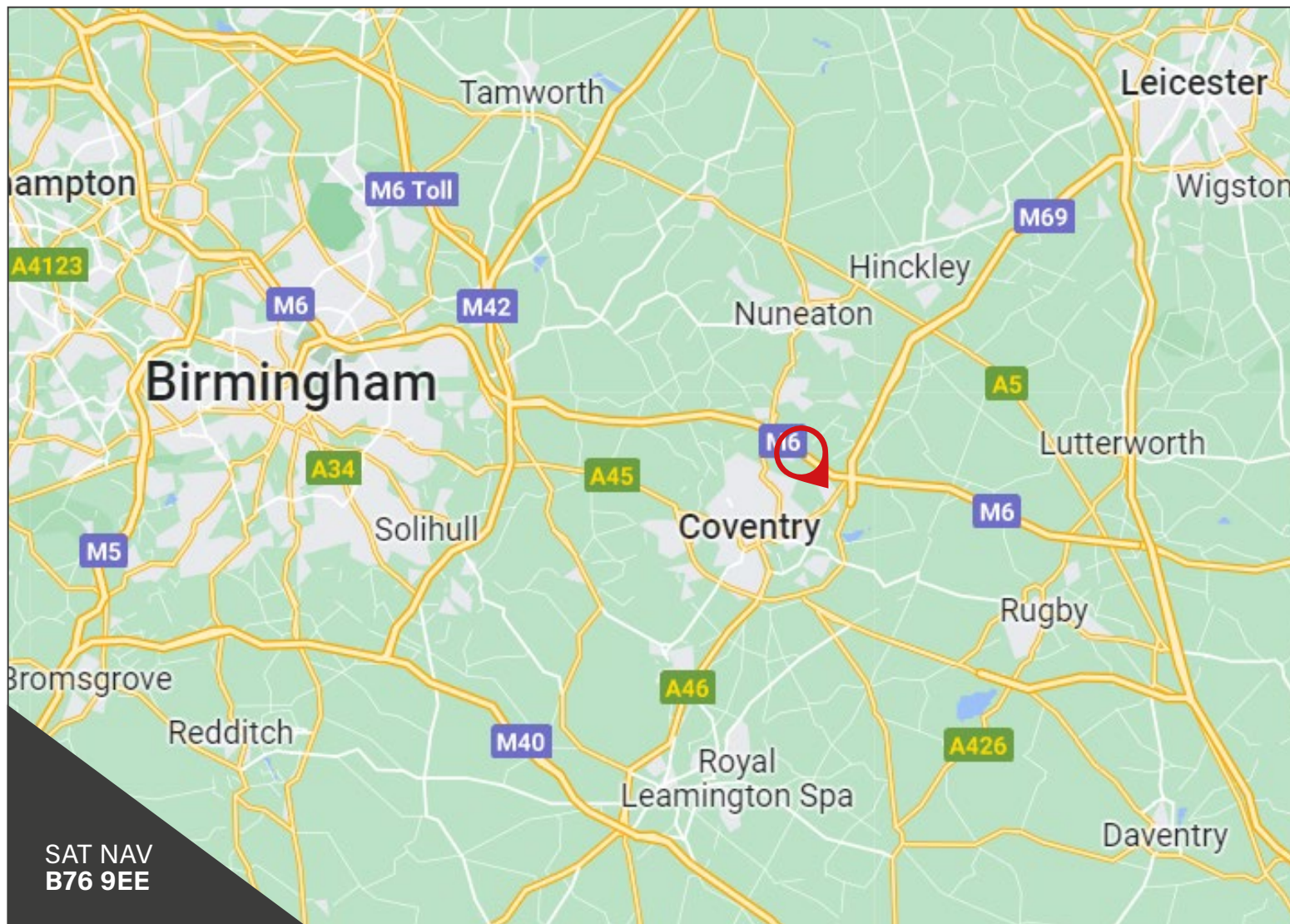
Rateable Value - £1,560,000
Rates Payable 2025/26 - £866,580

VAT

VAT will be charged at the prevailing rate.

EPC

TBC



FOR VIEWINGS

**CONTACT
THE AGENTS**

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