


# HOLBROOK PARK

Coventry CV6 4QY

- › 31 new trade counter and industrial/warehouse units
- › 2,485 - 38,622 sq ft (units 24 & 25 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.





Over 6 million people live within 1 hour's drive of Coventry city centre - 66,000 are students in higher education\*



In the Golden Logistics Triangle - within a 4-hour drive of 90% of the UK population\*\*



The third fastest growing city in the UK, an increase of 8.9% from 2011\*\*\*



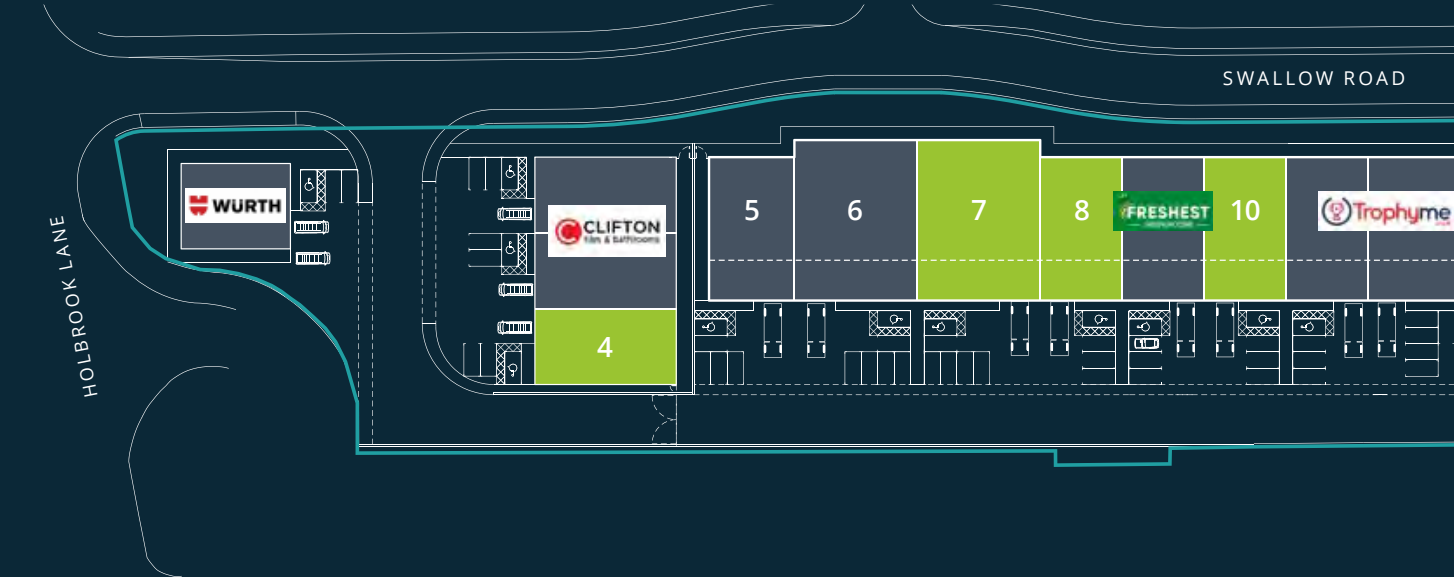
Less than 12 miles away from Birmingham and Coventry airports

\* Coventry & Warwickshire Local Enterprise Partnership. \*\*Office for National Statistics Census 2021. \*\*\* [newgrove.com/uk-towns-cities-biggest-and-lowest-population-growth/](http://newgrove.com/uk-towns-cities-biggest-and-lowest-population-growth/)

# 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
5	UNDER OFFER		3,639
6	UNDER OFFER		5,733
7	4,573	1,160	5,733
8	2,720	774	3,494
9	LET TO FRESHEST GREENGROCERS		3,490
10	2,720	774	3,494
11	LET TO TROPHYME		3,495
12	LET TO TROPHYME		5,235
13	UNDER OFFER		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
18	6,512	1,744	8,256
19	6,986	1,679	8,665



Unit	Ground Floor	First Floor	Total
20	UNDER OFFER		10,818
21	3,272	1,055	4,327
22	4,219	1,356	5,576
23	4,446	1,432	5,877
24	22,411	2,239	24,650
25	12,271	1,701	13,972

Unit	Ground Floor	First Floor	Total
26	17,814	2,863	20,678
27	11,959	2,174	14,133
28	11,959	2,174	14,133
29	3,671	980	4,650
30	5,393	1,442	6,835
31	5,468	1,464	6,932

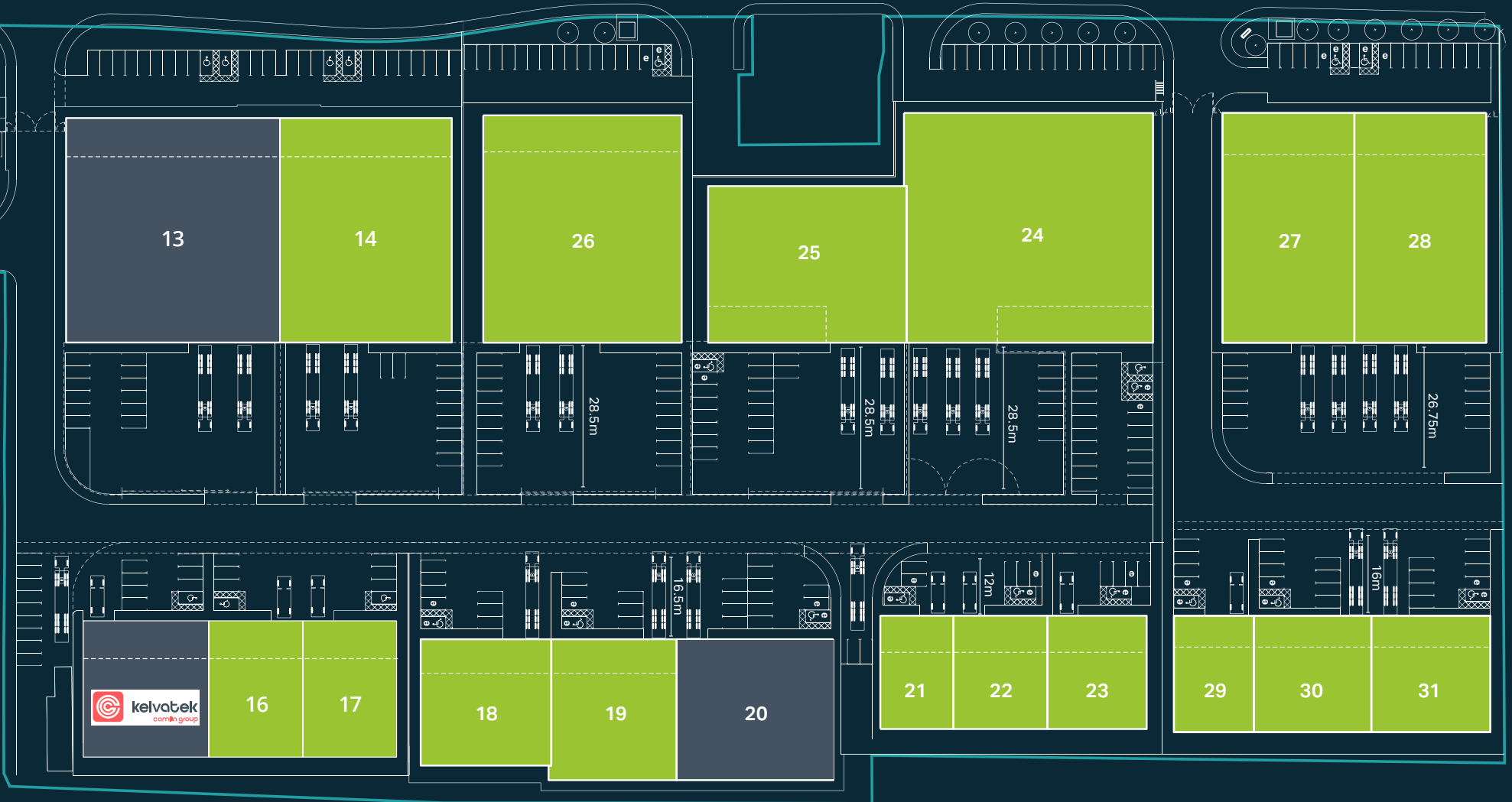
## Planning Use

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

## Terms

Available on a leasehold basis.

SWALLOW ROAD



13

14

26

25

24

27

28

16

17

18

19

20

21

22

23

29

30

31

28.5m

28.5m

28.5m

26.75m

16.5m

12m

16m

# Industrial and Warehouse Units 4, 7, 8 & 10

2,485 up to 5,733 sq ft

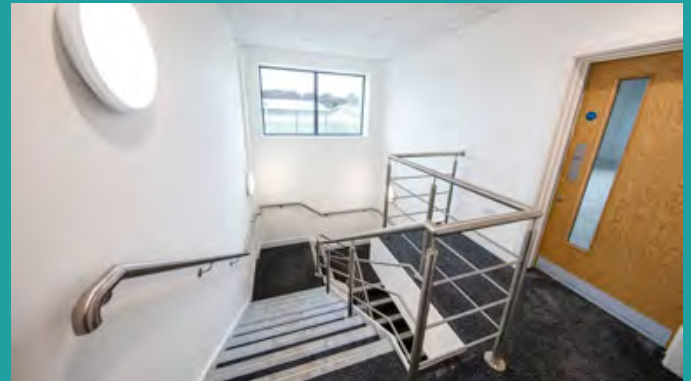
## General Specification

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>



# HOLBROOK PARK



# Industrial and Warehouse Unit 14

17,842

## General Specification

Flexible industrial/warehouse unit 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>50kN sq m floor loading</p>	 <p>Private gated 29m yard</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>Secure industrial park</p>	 <p>12 year collateral warranty available</p>





# 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>



# HOLBROOK PARK















# Industrial and Warehouse Units 18, 19 & 21-31

4,327 up to 38,622 sq ft (units 24-25 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>37.5 kN sq m floor loading / 50 kN to units 24-28</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>12-28.5m yard depths</p>
 <p>Private gated yard Units 24-26</p>	 <p>Electric car charging points</p>	 <p>Secure business park</p>
 <p>Generous parking facilities</p>	 <p>12 year collateral warranty available</p>	 <p>24/7 access available</p>



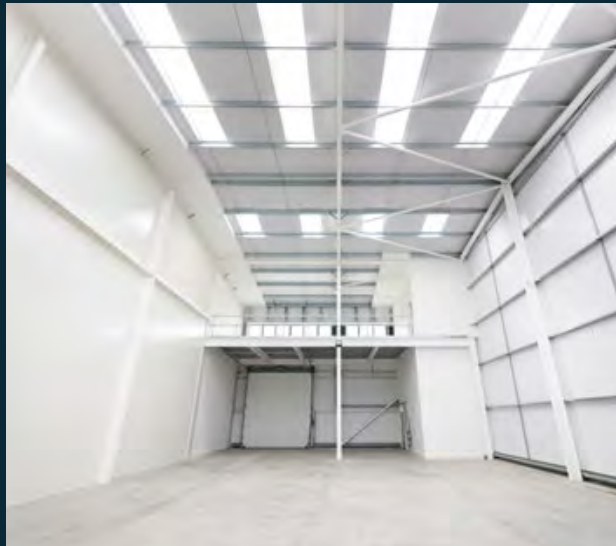
# HOLBROOK PARK





# Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design

15%  
warehouse roof  
lights increasing  
natural daylight

High  
performance  
insulated cladding  
and roof  
materials

Active  
and passive  
Electric Vehicle  
charging points

Low  
speed limit  
restrictions to  
reduce  
emissions

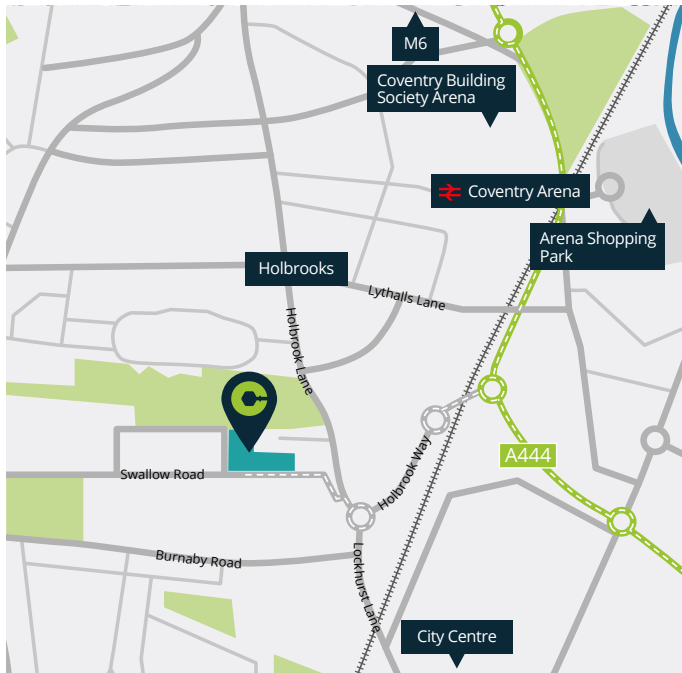
Exterior  
and interior  
cycle storage to  
encourage  
cycling to  
work

Landscaping  
including  
native and  
non-native  
species

BREEAM  
'Very Good'

EPC  
Rating B

# HOLBROOK PARK



[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	1.4 miles
Coventry Train Station	3.3 mile

### Airport:

Coventry Airport	7 miles
Birmingham Airport	11.5 miles

Holbrook Lane,  
Coventry CV6 4QY

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

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. April 2024. 24818.04/24