



Albion Enterprise Park

Coventry
CV6 5PY

Indicative illustration



FOR SALE

**20 New Production
and Logistics Units**

**1,367 - 3,165 sq ft
(127 - 294 sq m)**

Available from Q1 2025

Albion Enterprise Park

Indicative illustration



Allocated
Parking & EV
Charging Points



Mezzanine
Floor
Fitted



Electric
Loading
Door



Units
Can Be
Combined



Prime
Midlands
Location



1.5 miles
M6 (Jct 3)

The park will consist of **20 new-build** business units, suitable for a range of uses such as manufacture, logistics and trade counter use. Each unit will benefit from an electric up-and-over loading door, pedestrian entrance and glazing at first floor level. Mezzanine floors are also to be fitted.



Units available from
1,367 - 3,165 sq ft
(127 - 294 sq m)

Ideal for small businesses

Accommodation

Block 1

Unit	Ground	Mezzanine	Total
1	926	506	1,432
2	926	506	1,432
3	926	506	1,432
4	926	506	1,432
5	883	484	1,367
6	926	506	1,432
7	926	506	1,432
8	926	506	1,432
9	926	506	1,432
10	883	484	1,367

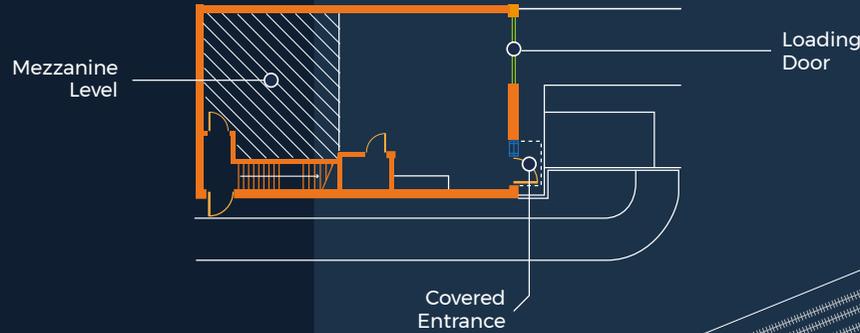
Block 2

Unit	Ground	Mezzanine	Total
11	1,216	667	1,884
12	2,045	1,120	3,165
13	2,045	1,120	3,165
14	2,045	1,120	3,165
15	2,045	1,120	3,165
16	1,216	667	1,884

Block 3

Unit	Ground	Mezzanine	Total
17	1,658	840	2,498
18	1,916	958	2,874
19	1,916	958	2,874
20	1,679	850	2,529

Typical internal fit-out scheme
(Unit 16)



* All measurements in sq ft

Units are available individually or can be combined

Location

The site is located in north Coventry, approximately two miles south of Junction 3 of the M6 motorway, providing direct access to Birmingham, and 1.5 miles north of Coventry City Centre. Endemere Road is close to many of Coventry's major industrial parks, with Prologis Park and Bayton Road Industrial Estate two and three miles away respectively. Gallagher Retail Park is approximately one mile east and is home to a range of shops and food outlets.

Service charge

Further information available upon request.

Legal Costs

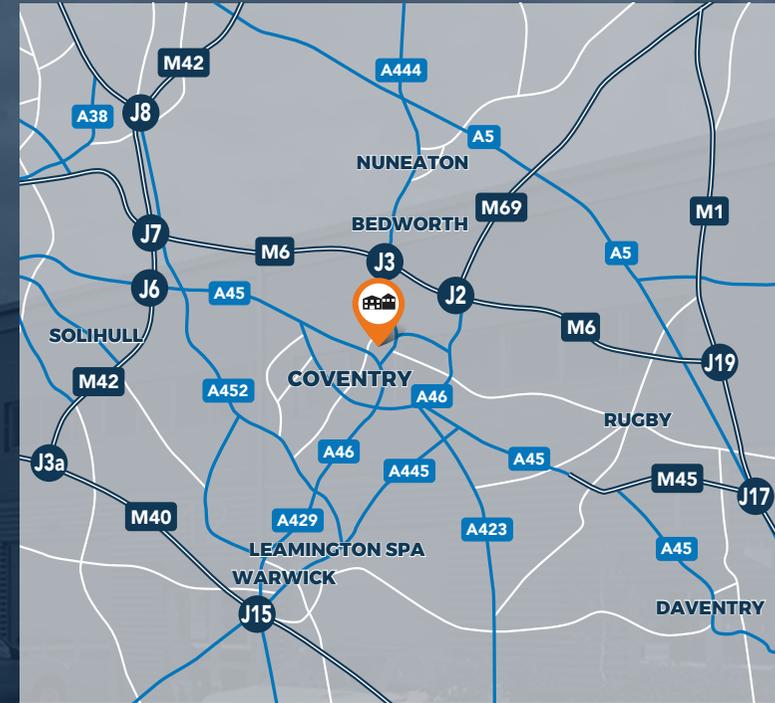
Each party are to bear their own legal costs.



Endemere Road
Coventry
CV6 5PY



shin.hook.seat



Viewing

By appointment through the sole agents.

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