

# New Production and Logistics Units TO LET

2,000 - 27,500 sq ft (186 - 2,555 sq m)

Available for Immediate Occupation



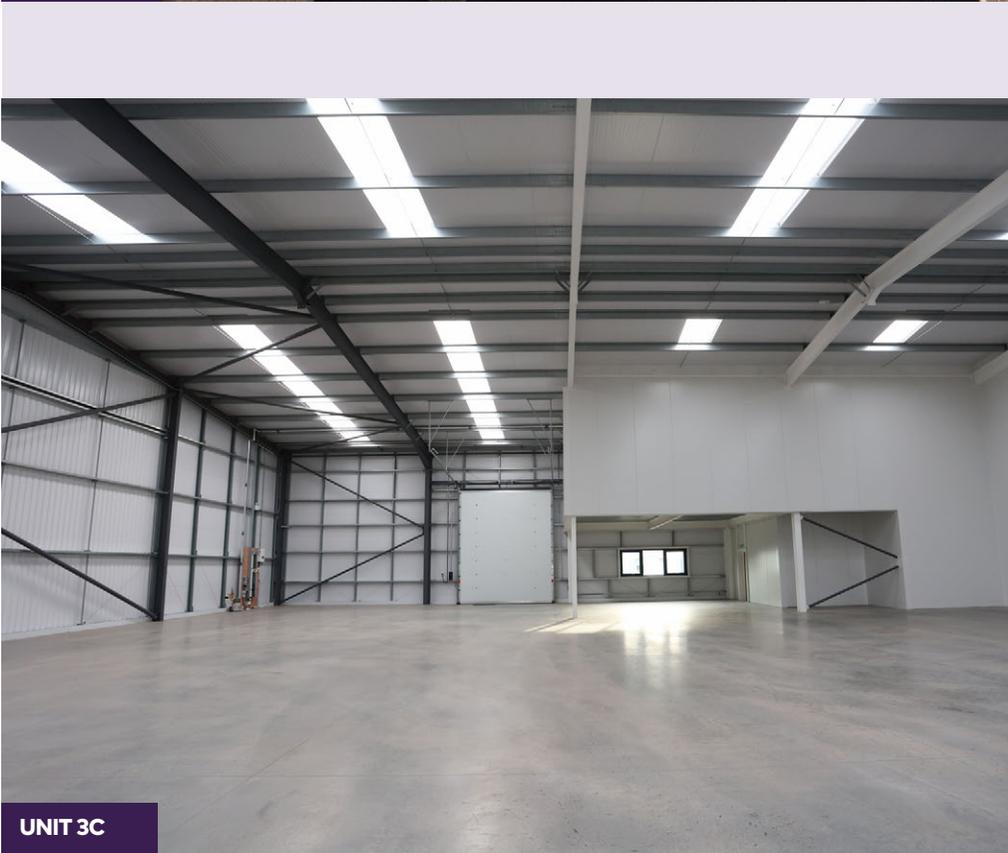
-  Junction 3 M6 only 0.5 miles
-  Easy access to Coventry City Centre and A444
-  Designated yard and car parking areas
-  BREEM rating 'Very Good'
-  Electric vehicle charging
-  PV panels

Exhall Gate is a brand new development of ten high quality production and industrial units totalling 78,187 sq ft (7,263.81 sq m) with units available from 2,000 sq ft (186 sq m).

The scheme is located fronting Longford Road only 0.5 miles from Junction 3 M6 within an established commercial area.

Exhall Gate has unrivalled accessibility not only to the national motorway network but also locally via the A444 with direct links to Coventry (5 miles south) and Nuneaton (5 miles north).





## Specification

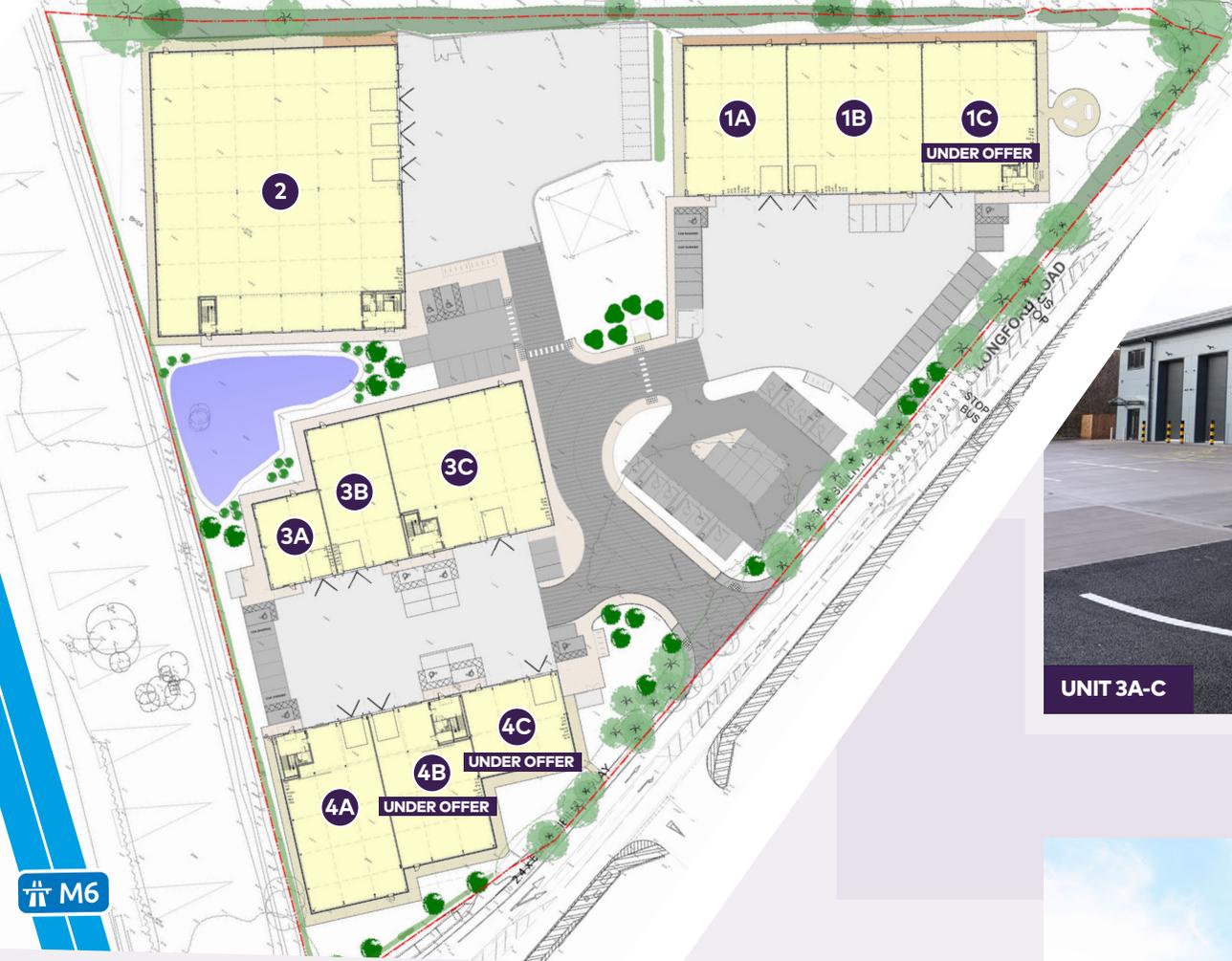
- 6 - 8m eaves height
- 1 - 3 loading doors per unit
- Designated yard and car parking area
- EV charging available
- 3 phase power
- Gas and water connected
- 10% translucent roof panels
- Reinforced concrete floor (50Kn/M2)
- Steel frame units with insulated composite clad elevations

## Accommodation

Unit	sq ft (GIA)	sq m (GIA)
1A	5,400	502
1B	7,200	669
1C*	6,980	648
UNDER OFFER		
2*	27,500	2,555
3A	2,000	186
3B	3,834	356
3C*	8,746	813
4A*	7,200	669
4B*	6,327	588
UNDER OFFER		
4C	3,000	279
UNDER OFFER		

Units are available individually or can be combined.

\*Includes 1st floor offices



**Terms**

The units are available on a leasehold basis. Terms to be agreed.

**Rent/Rates/Service charge**

Further information available upon request.

**Planning**

The units are suitable for E, B2 & B8 planning uses.



# COVENTRY

The 9th largest city in the UK and growing rapidly



## SIZE

The city has a population of **388,000** which has been rising at an average growth rate of 1.72% p.a. since 2011

The average age of the population is **36.2 years** - one of the youngest cities in the UK

Coventry is the **second largest city** in the Midlands



## CATCHMENT

**71,000** people commute to Coventry every day by road and rail

Over **6 million** people live within 1 hour's drive of the city

**75%** of the country (England) can be reached by road within a 2 hour drive from the city



## GROWTH

The city is the fastest expanding economic area and largest exporting area outside of London growing at **12% p.a.**

**58,000** students at the city's two world-renowned universities, attracting increased numbers of students from over 140 different countries



## INVESTMENT

**£82m** regeneration of Coventry Station to include a 644 space car park and a second station building

**£300M** city centre retail and leisure developments currently underway



UNIT 4C



UNIT 2



UNIT 1A



UNIT 1A-C



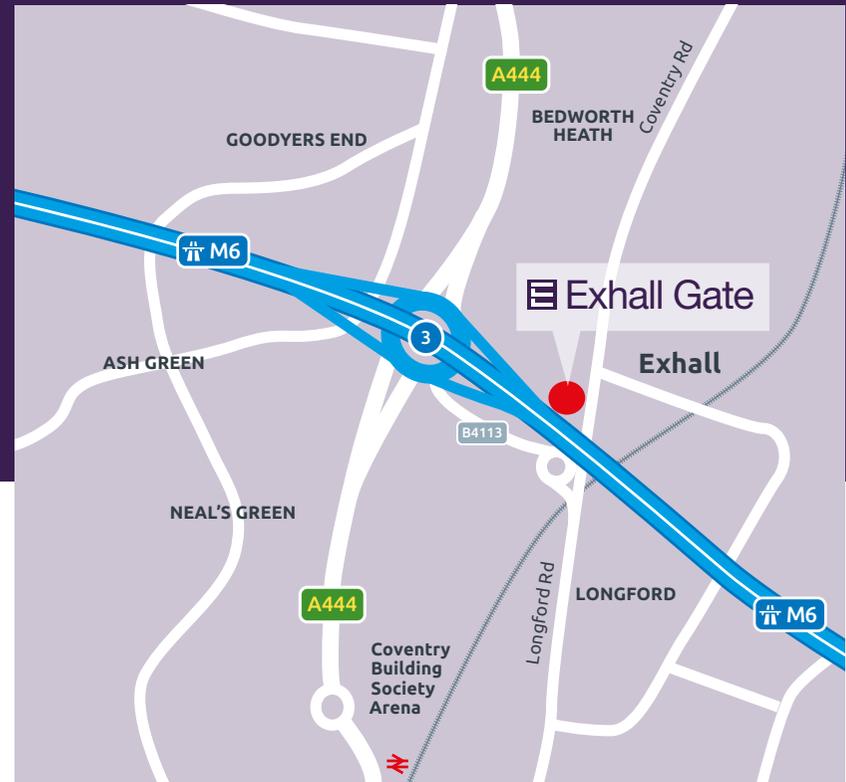
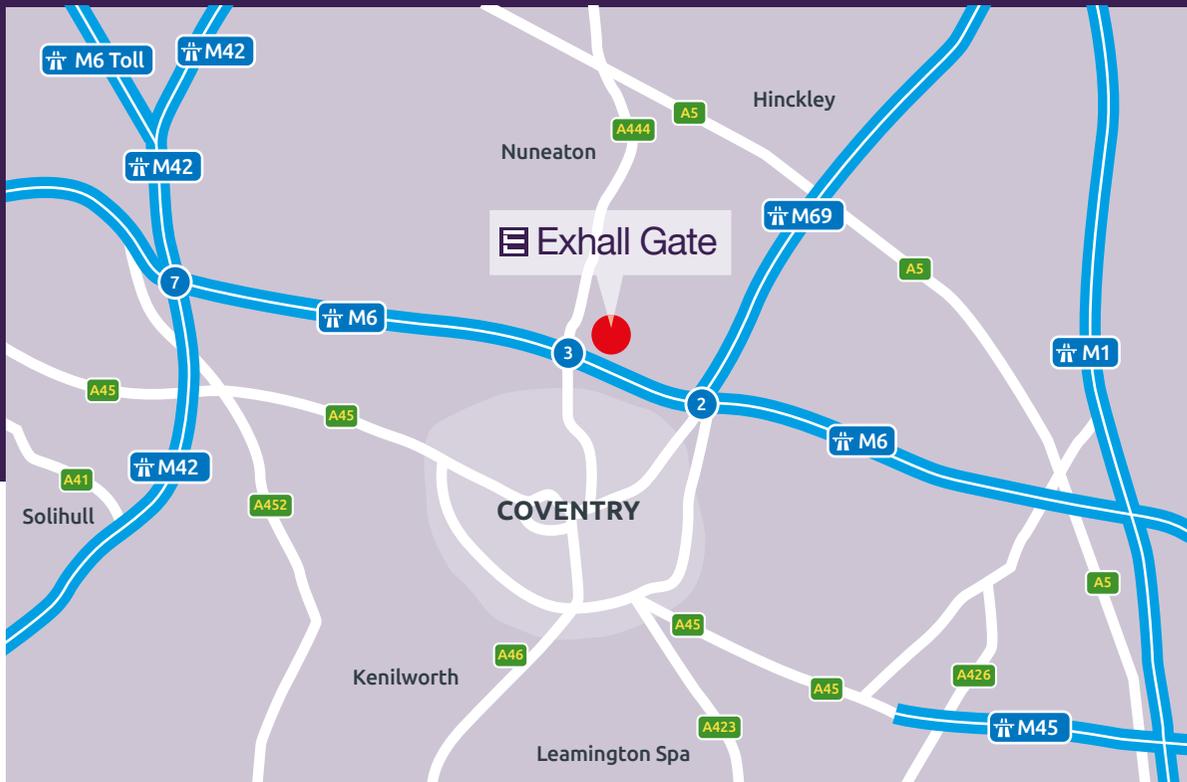
UNIT 2

Coventry and Warwickshire is home to many of the world's leading companies:



ASTON MARTIN





**/// SELECT • FOCAL • GLOW** **SAT NAV CV7 9ND**

**For further information and to view contact:**

**BROMWICH**  
**ARDY**  
 024 7630 8900  
 www.bromwichhardy.com

A development by

**Barwood.**

**Carter Jonas**  
 0121 285 9470  
 www.carterjonas.co.uk

**Tom Bromwich**  
 07718 037 150  
 tom.bromwich@bromwichhardy.com

**Adam McGuinness**  
 07860 943 735  
 adam.mcguinness@carterjonas.co.uk

**Mark Booth**  
 07497 150 632  
 mark.booth@bromwichhardy.com

**Milly Aps**  
 07809 345 353  
 milly.aps@carterjonas.co.uk

**DISTANCES**

<b>M6 J3</b>	<b>0.5 miles</b>	<b>Coventry</b>	<b>5 miles</b>
<b>M6/M69 J2</b>	<b>4 miles</b>	<b>Nuneaton</b>	<b>5 miles</b>
<b>M42 J7</b>	<b>10 miles</b>	<b>Solihull</b>	<b>15 miles</b>
<b>M1 J19</b>	<b>15 miles</b>	<b>Birmingham</b>	<b>20 miles</b>

Source: RAC Route Planner

**www.exhallgate.co.uk**

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