

M6 | J3 | CV6 6HN PANATTONI.CO.UK/COVENTRY

MIXED.GALAXY.EVER

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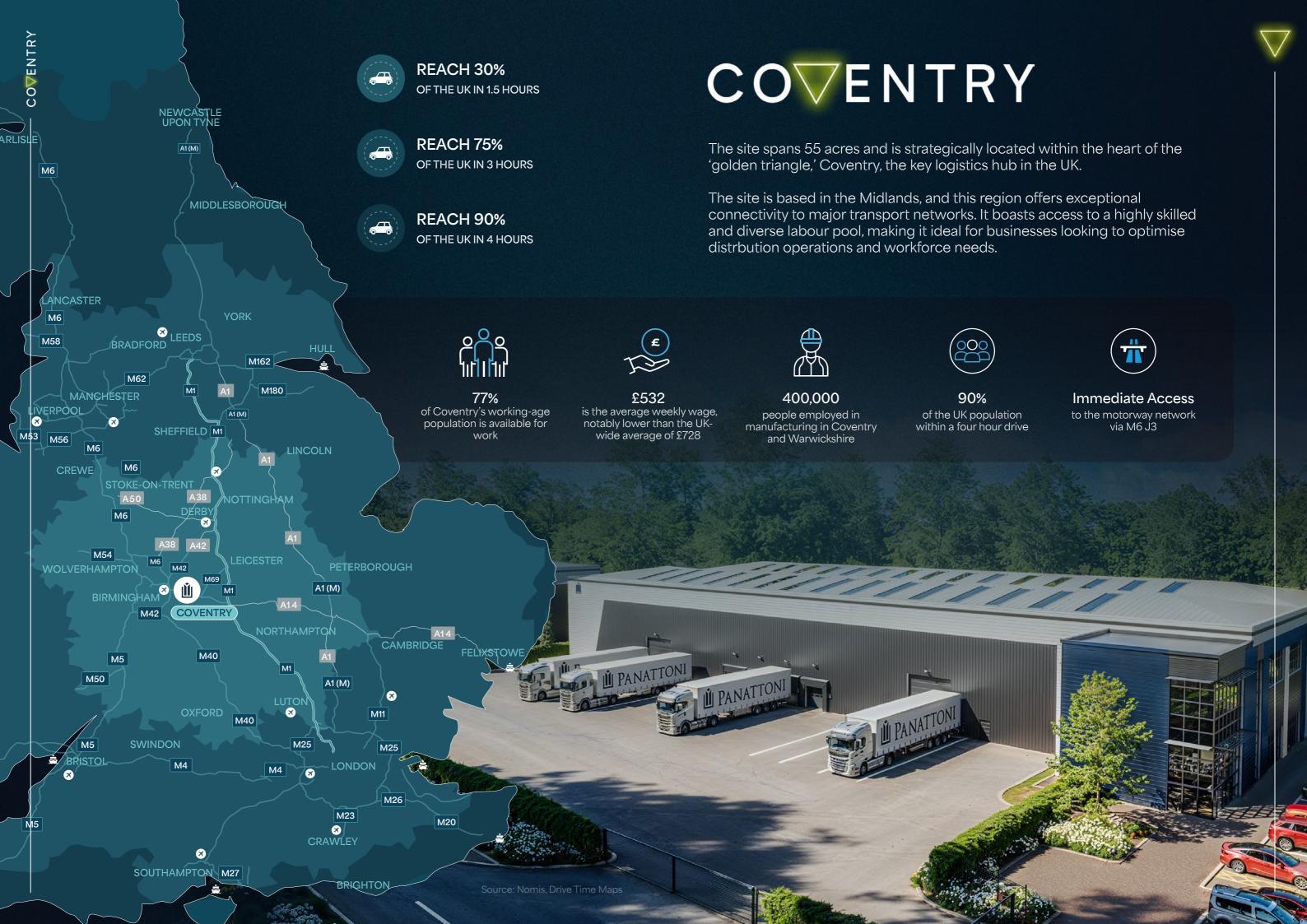


TWO BUILD-TO-SUIT INDUSTRIAL / LOGISTICS OPPORTUNITIES

20,000 - 45,000 SQ FT







#### **C45 -** 42,910 SQ FT

#### BUILD TO SUIT

C45	SQ M	SQ FT
WAREHOUSE	3,615	38,910
1 ST MEZZ OFFICE	278.5	3,000
GROUND FLOOR	93	1,000
TOTAL	3.986.5 SQ M	42,910 SQ FT



4 Dock Level Doors



2 Level Access Doors



7 HGV Trailer Spaces



42 Car Parking Spaces



2 Accessible & 8 EV Spaces



42m Yard Depth



20 Bicycle Spaces



10m Clear Internal Height



50kN/M2 Floor Loading



FM1 Flooring





### **C20** - 18,982 SQ FT BUILD TO SUIT

C45	SQ M	SQ FT
WAREHOUSE	1,675.5	15,982
GROUND FLOOR OFFICE	88	2,000
TOTAL	1,763.5 SQ M	18,982 SQ FT



2 Level Access Doors



5 HGV Trailer Spaces



2 Accessible & 4 EV Spaces



21 Car Parking Spaces



10 Bicycle Spaces



35m Yard Depth



50kN/M2 Floor Loading



10m Clear Internal Height



FM1 Flooring







# PRIME LOGISTICS/INDUSTRIAL OPPORTUNITY AT M6 J3, COVENTRY

Located in the Golden Triangle, immediately north of Coventry city centre, Panattoni Park Coventry is situated within the UK's premier logistics hub.

With excellent access via J3 of the M6, near its interchange with the M69, the location offers rapid connections east to the M1 at Rugby, north to Leicester, and west to Birmingham.

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	DISTANCE	JOURNEY
Nuneaton	5 MILES	10 MINS
Coventry	4 MILES	14 MINS
Birmingham	20 MILES	28 MINS
Leicester	24 MILES	41 MINS
Northampton	34.MILES	50 MINS
Central London	98 MILES	2HR 30 MINS
( <del>#</del> )	DISTANCE	JOURNEY
A444 South	0.2 MILE	1 MIN
M6 J3	0.3 MILE	1 MIN
A444 North	0.4 MILE	1 MIN
M6 J2 (M69 Access)	4 MILES	6 MINS
M42 (J7)	9MILES	11 MINS
A14 (M6 Access)	15 MILES	16 MINS
M1 (J19)	15 MILES	16 MINS
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T	DISTANCE	JOURNEY
Birmingham Airport	12 MILES	16 MINS
East Midlands Airport	38 MILES	35 MINS
Luton Airport	69 MILES	1hr 25 MINS
Manchester Airport	95 MILES	1hr 30 MINS
Heathrow Airport	99 MILES	1hr 44 MINS
Stansted Airport	104 MILES	1hr 49 MINS
	DISTANCE	JOURNEY
Bedworth Station	2 MILES	6 MINS
Nuneaton	6 MILES	10 MINS
Coventry	5 MILES	15 MINS
Leamington Spa	15 MILES	30 MINS
Birmingham New Street	15 MILES	40 MINS
London Euston	97 MILES	1HR 45 MINS
Manchester Piccadilly	103 MILES	2HR 10 MINS



#### THE WORLD'S LARGEST

#### PRIVATELY OWNED

#### INDUSTRIAL DEVELOPER

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 253 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 8 consecutive years.



#### 253 MILLION

SQ FT DEVELOPED BY PANATTONI EUROPE



WORLDWIDE



### 645 MILLION

SQ FT DEVELOPED BY PANATTONI WORLDWIDE



2,500+

CUSTOMERS WORLDWIDE

Clients/customers include:















KUEHNE+NAGEL (?)





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**U** Panattoni



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