



M6 | J3 | CV6 6HN

PANATTONI.CO.UK/COVENTRY

MIXED.GALAXY.EVER

 PANATTONI PARK
COVENTRY

COVENTRY

TWO BUILD-TO-SUIT
INDUSTRIAL / LOGISTICS OPPORTUNITIES

18,982 - 42,910 SQ FT

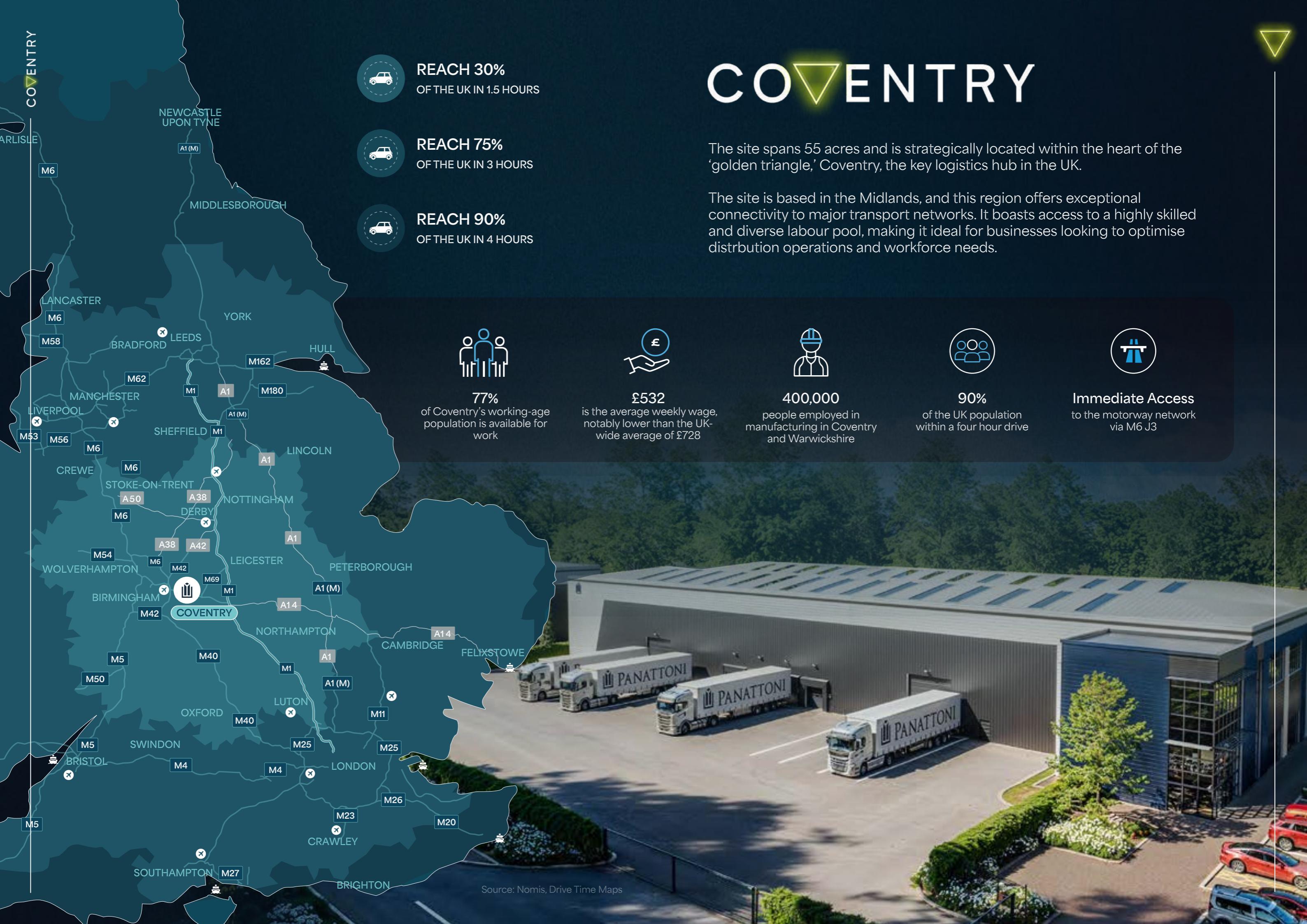
BREEAM®
OUTSTANDING
★★★★★

 PANATTONI PARK
COVENTRY

Trade Centre UK

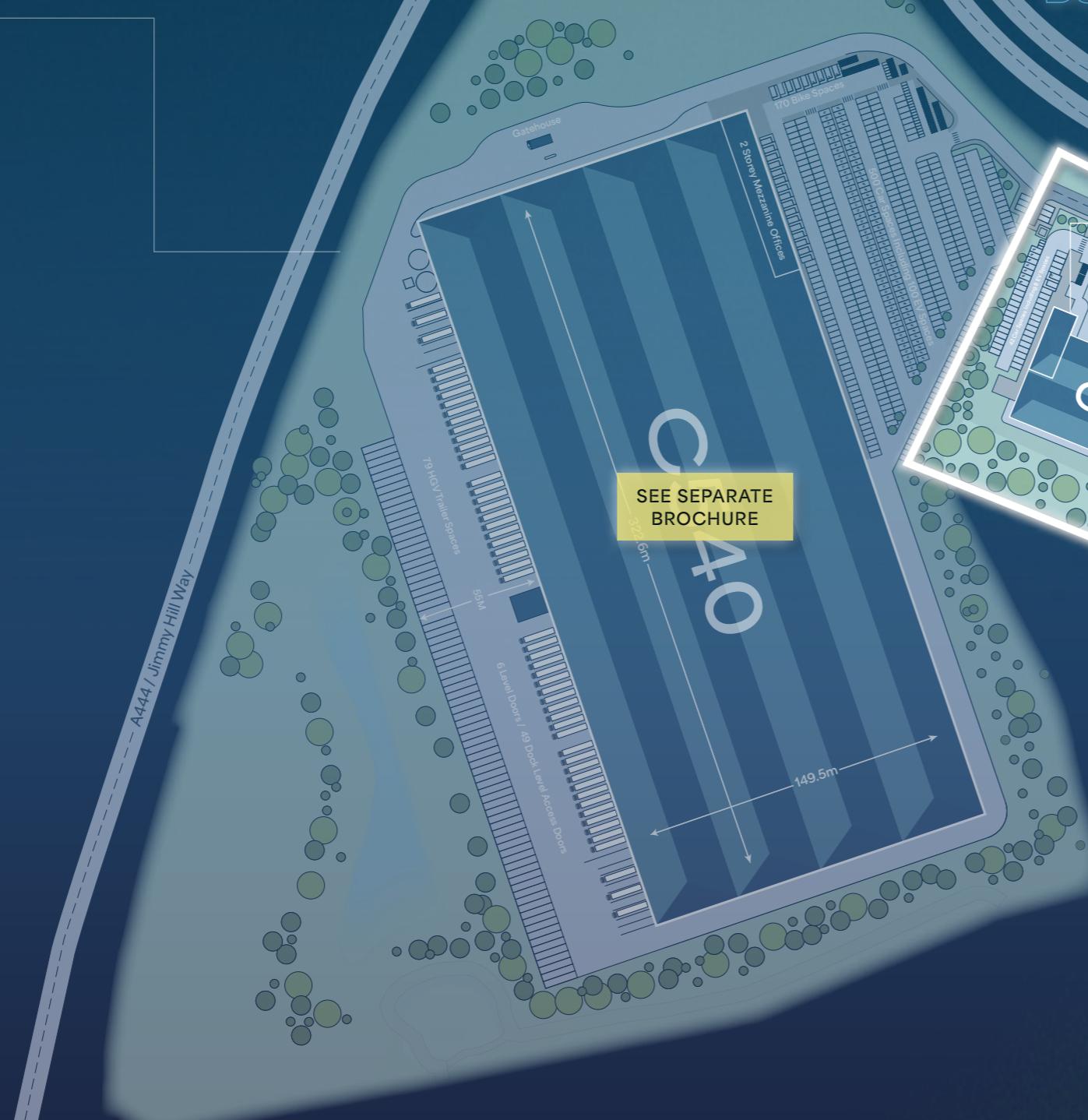


COVENTRY



 C540 - 538,193 SQ FT

SPEC BUILD | PC Q1 2027

MASTERPLAN 

C45 - 42,910 SQ FT

C20 - 18,982 SQ FT

BUILD TO SUIT



B4113 / Pickards Way

 M6

C45

C20

42M

35M

320.6m

149.5m

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



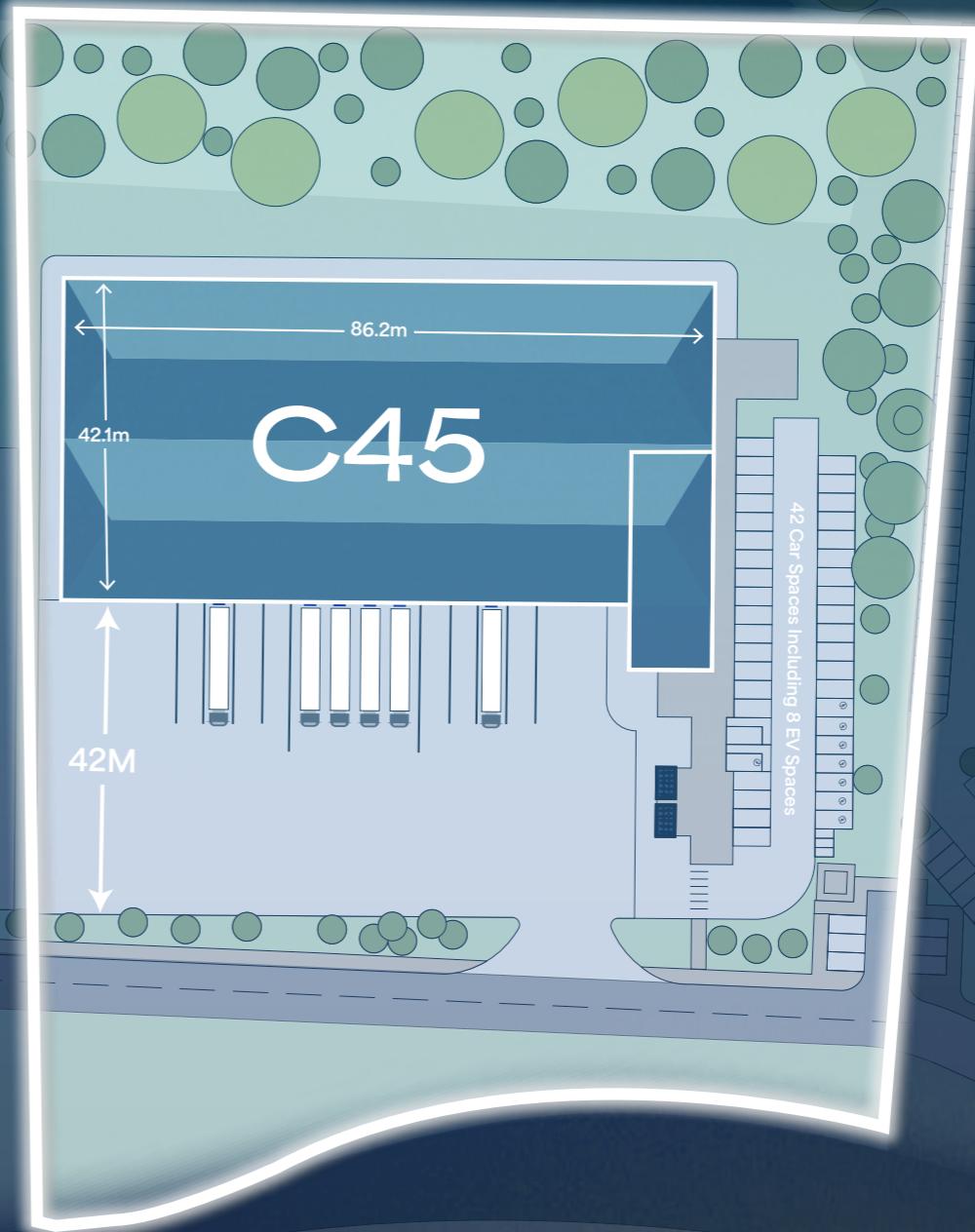
10m Clear
Internal Height



50kN/M2
Floor Loading



FM1 Flooring





C20 - 18,982 SQ FT

BUILD TO SUIT

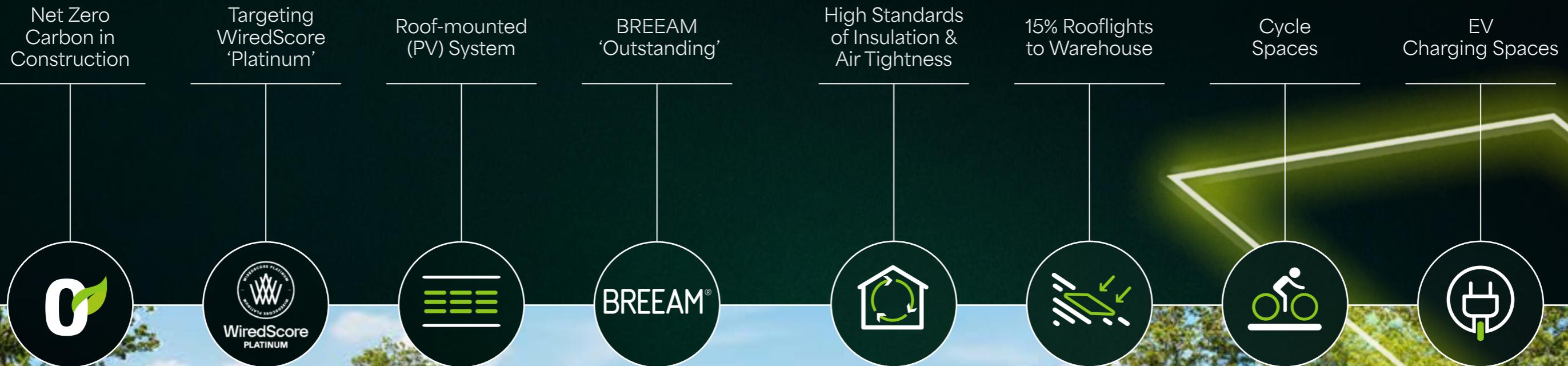
| C20 | SQ M | SQ FT |
|---------------------|---------------------|---------------------|
| WAREHOUSE | 1,675.5 | 18,035 |
| GROUND FLOOR OFFICE | 88 | 947 |
| TOTAL | 1,763.5 SQ M | 18,982 SQ FT |

-  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

B413 / Pickards Way

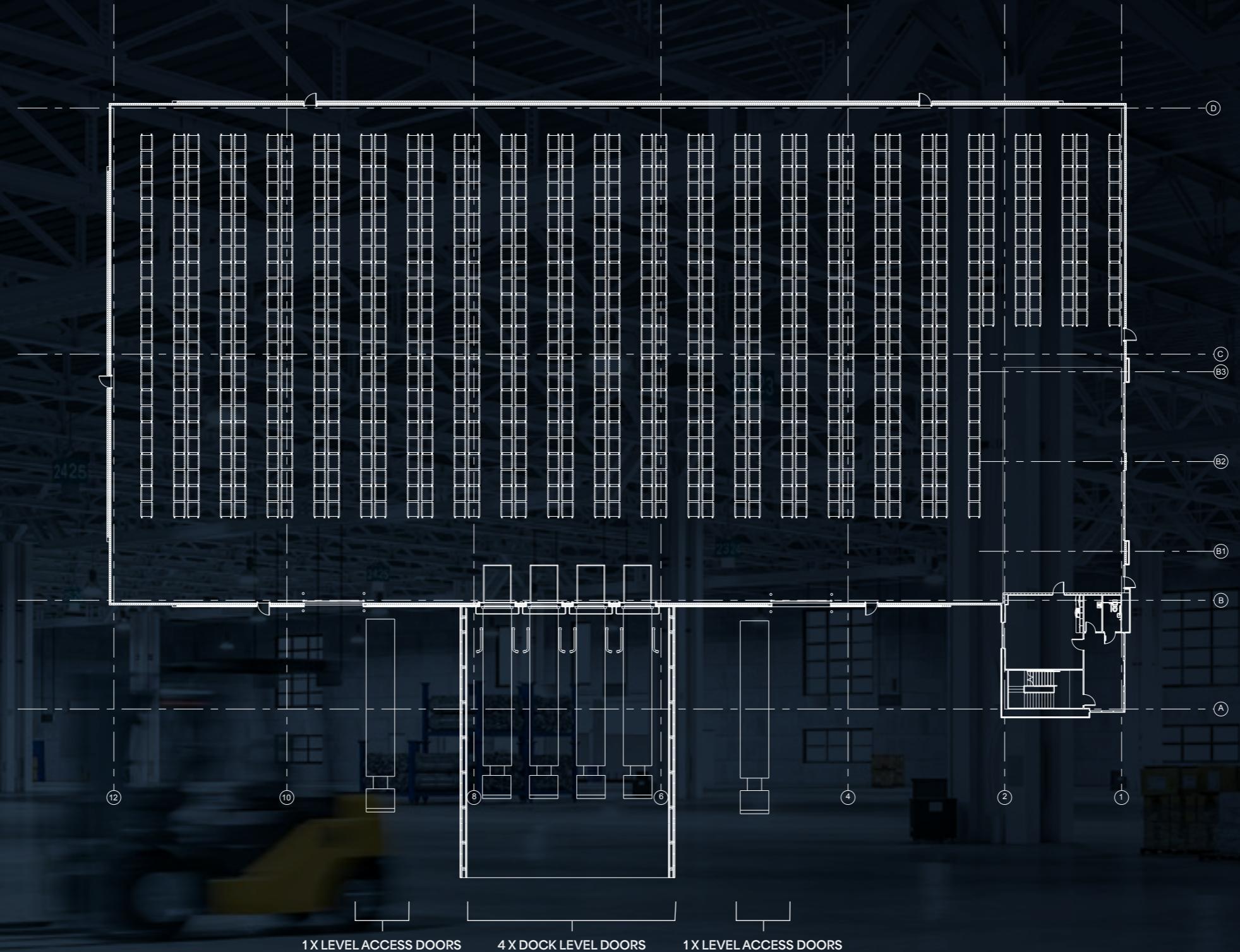


WHERE GOLDEN INNOVATION MEETS EFFICIENCY



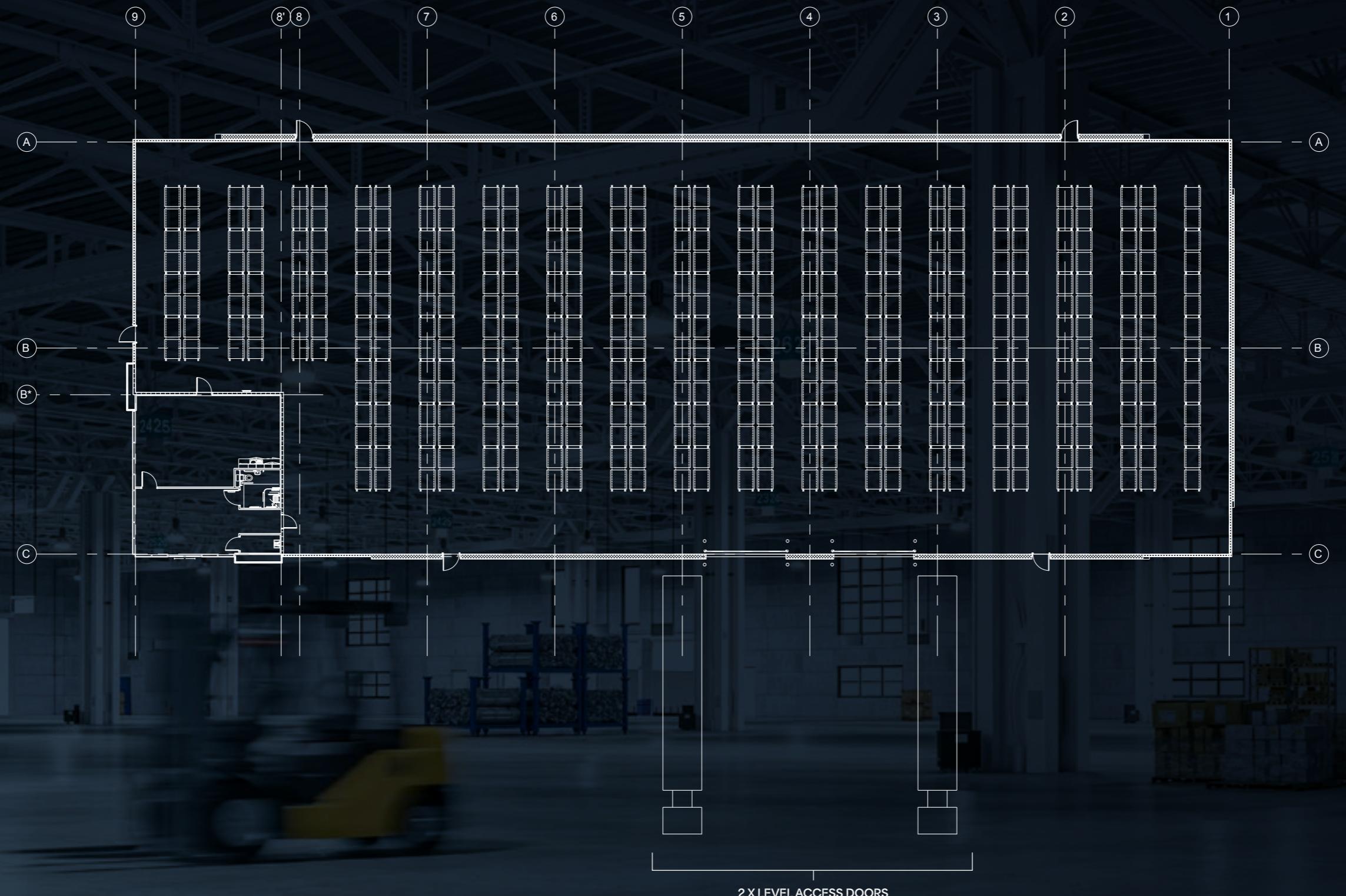
C45 RACKING PLAN

VNA RACKING / 5 PALLETS HIGH / TOTAL - 4,660 PALLETS



C20 RACKING PLAN

VNA RACKING / 5 PALLETS HIGH / TOTAL - 2,130 PALLETS

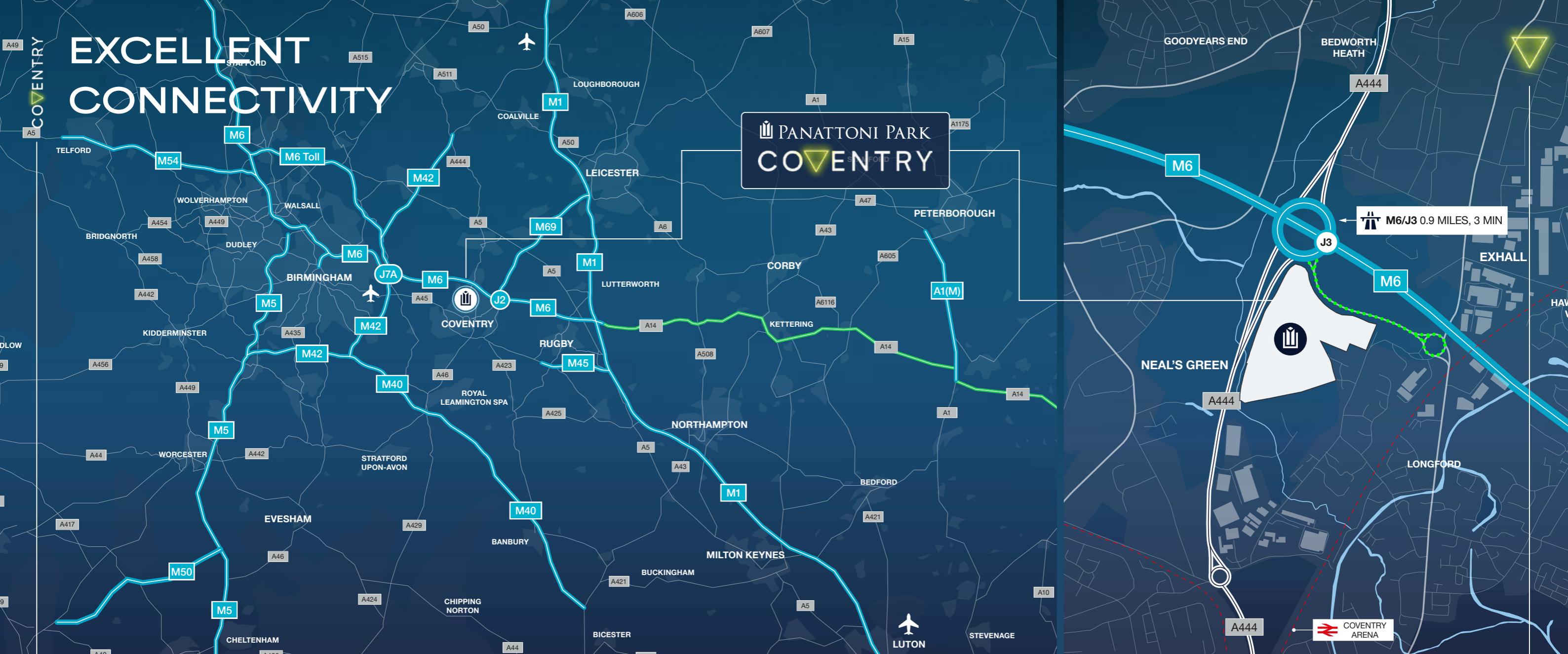


EXCELLENT CONNECTIVITY



STAFFORD

A515



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.

MIXED.GALAXY.EVER

|  | DISTANCE | JOURNEY |  | DISTANCE | JOURNEY |
|---|----------|-------------|---|-----------|-------------|
| Nuneaton | 5 MILES | 10 MINS | Birmingham Airport | 12 MILES | 16 MINS |
| Coventry | 4 MILES | 14 MINS | East Midlands Airport | 38 MILES | 35 MINS |
| Birmingham | 20 MILES | 28 MINS | Luton Airport | 69 MILES | 1hr 25 MINS |
| Leicester | 24 MILES | 41 MINS | Manchester Airport | 95 MILES | 1hr 30 MINS |
| Northampton | 34.MILES | 50 MINS | Heathrow Airport | 99 MILES | 1hr 44 MINS |
| Central London | 98 MILES | 2HR 30 MINS | Stansted Airport | 104 MILES | 1hr 49 MINS |

|  | DISTANCE | JOURNEY |  | DISTANCE | JOURNEY |
|---|----------|---------|---|-----------|-------------|
| A444 South | 0.2 MILE | 1 MIN | Bedworth Station | 2 MILES | 6 MINS |
| M6 J3 | 0.3 MILE | 1 MIN | Nuneaton | 6 MILES | 10 MINS |
| A444 North | 0.4 MILE | 1 MIN | Coventry | 5 MILES | 15 MINS |
| M6 J2 (M69 Access) | 4 MILES | 6 MINS | Leamington Spa | 15 MILES | 30 MINS |
| M42 (J7) | 9MILES | 11 MINS | Birmingham New Street | 15 MILES | 40 MINS |
| A14 (M6 Access) | 15 MILES | 16 MINS | London Euston | 97 MILES | 1HR 45 MINS |
| M1 (J19) | 15 MILES | 16 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



60 OFFICES

WORLDWIDE



645 MILLION

SQ FT DEVELOPED
BY PANATTONI WORLDWIDE



2,500+

CUSTOMERS WORLDWIDE

Clients/customers include:





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