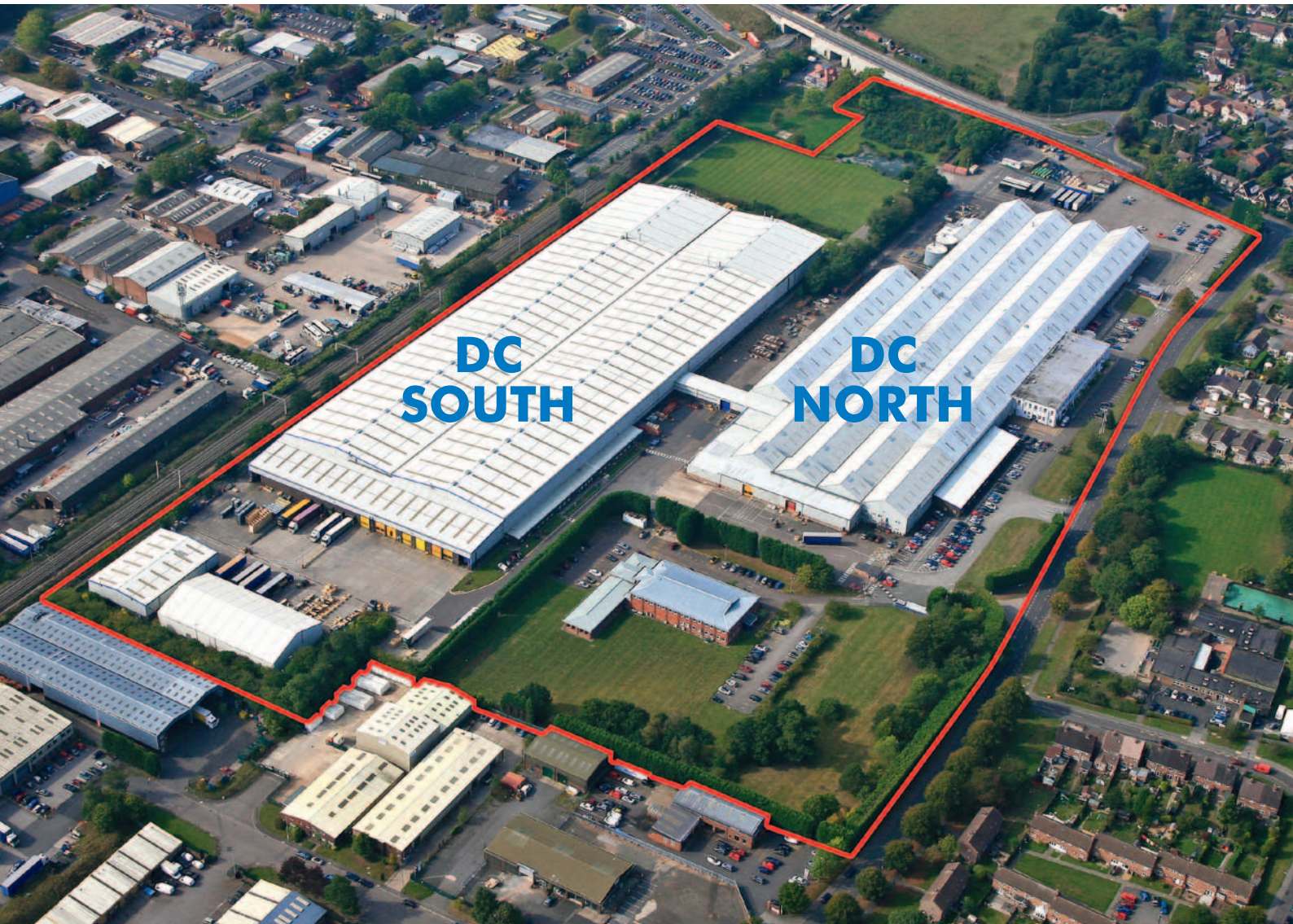


TO LET

Coventry^{DC}

Torrington Avenue, Coventry CV4 9HS



Sat Nav Ref: CV4 9HS

Warehouse/Distribution Units From 40,000-603,098 sq ft (3,716-56,029 sq m)

- 24 hours working
- Sprinklers
- Lighting
- Heating
- Extensive wide aisle racking
- Secure site and multiple access gates
- Large yard/external areas

www.coventrydc.co.uk



DC NORTH



DC SOUTH

DESCRIPTION

DC North

260,914 sq ft (24,240 sq m) includes 19,086 sq ft (1,773 sq m) of offices

- Eaves 6 – 8m
- Doors – 2 dock level, 9 surface
- 2 storey offices

DC South

305,611 sq ft (28,392 sq m) includes 5,705 sq ft (530 sq m) of offices

- Eaves 8.25m
- Doors – 5 dock level, 10 surface
- Single storey office

ANCILLARY BUILDINGS

- Oil store 9,733 sq ft (904 sq m)
- Link building 4,968 sq ft (462 sq m)
- 2 storey office building 21,872 sq ft (2,032 sq m)

TERMS/RENTS

Areas are available for a term of years to be agreed.

RATEABLE VALUE

The property has a single assessment and rates payable will depend on area leased.

VAT

All prices quoted are exclusive of VAT which may be chargeable in addition.

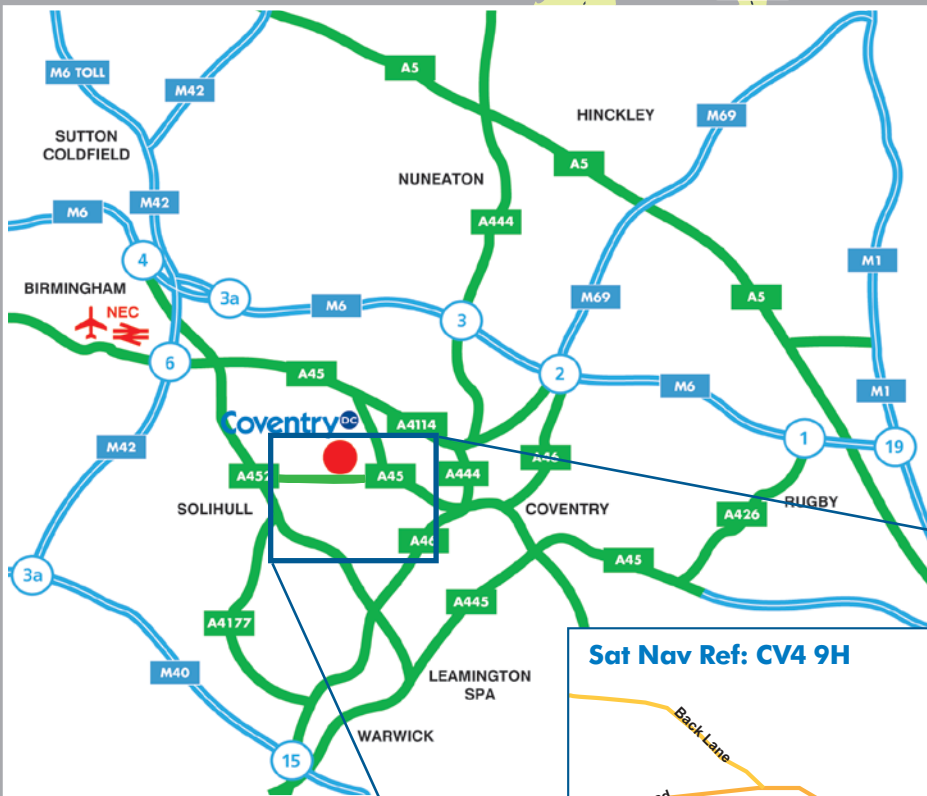
ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for details of the EPC certificate.

DRIVE TIMES/DISTANCES

	Miles	Minutes
Birmingham Airport	10	16 mins
Coventry Airport	7	17 mins
Heathrow Airport	97	1 hr 32 mins
Coventry	5	5 mins
Rugby	16	31 mins
Birmingham	20	26 mins
London	99	1 hr 51 mins
Dover	181	2hr 48 mins
Felixstowe	153	2 hr 27 mins
Harwich	167	2 hr 38 mins

Source RAC



LOCATION

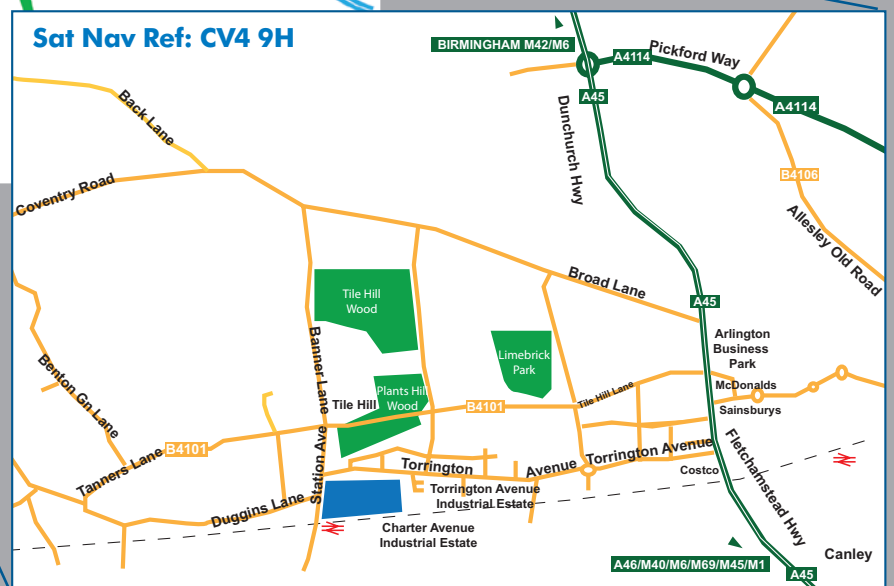
Coventry DC is located on Torrington Avenue, approximately 1.5 miles to the west of its junction with the A45.

This gives direct access to:

- M6 J2 (12 miles)**
- M6 J3 (10 miles)**
- M42 J6 & NEC (8 miles)**
- M1 J17 (21 miles)**
- M1 J18 (25 miles)**

Richard Ludlow 0121 616 4802
rludlow@geraldev.com

Myles Wilcox-Smith 0121 616 4811
mwilcox-smith@geraldev.com



GERALDEVE

0121 616 4800
geraldev.com



IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. October 2011. Designed and produced by Q Squared Design Ltd.