

# Exhall Gate

Coventry CV7 9ND

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[www.exhallgate.co.uk](http://www.exhallgate.co.uk)

## New Production and Logistics Units TO LET

2,106 - 27,730 sq ft (196 - 2,576 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 79,275 sq ft (7,365 sq m) with units available from 2,106 sq ft (196 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	5,477	509
1B	7,292	677
1C*	7,212	670
UNDER OFFER		
2*	27,730	2,576
3A	2,106	196
3B	3,886	361
3C*	8,866	824
4A*	7,287	677
4B*	6,357	591
UNDER OFFER		
4C	3,062	284
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.



UNIT 3A-C



UNIT 3C



UNIT 2



# COVENTRY

Fastest growing economic area and largest exporting area outside London



## SIZE

The city has a population of **375,000** 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.**

**54,000** 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



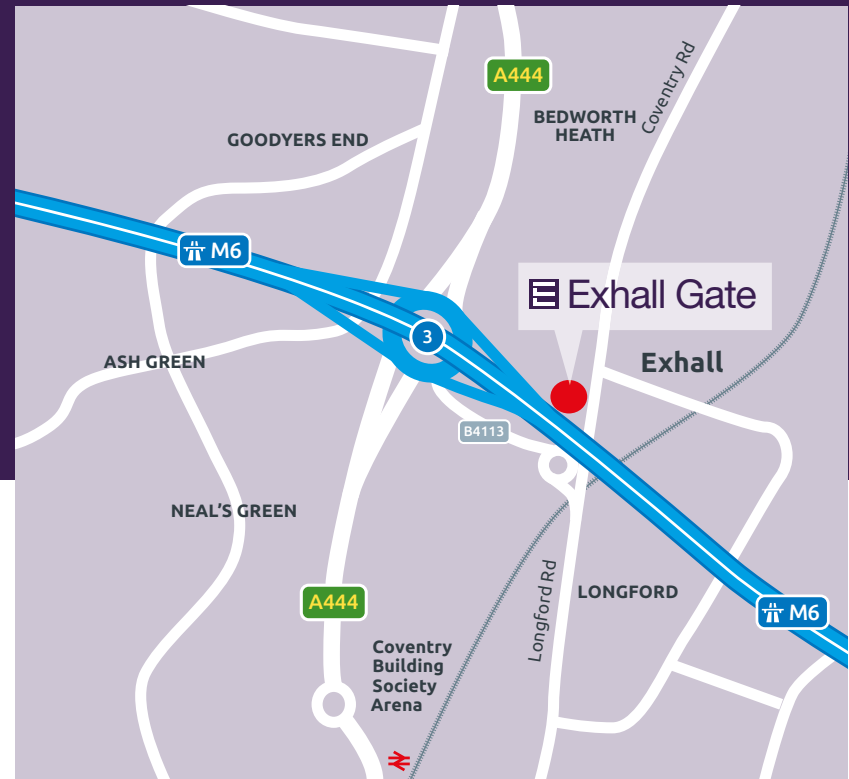
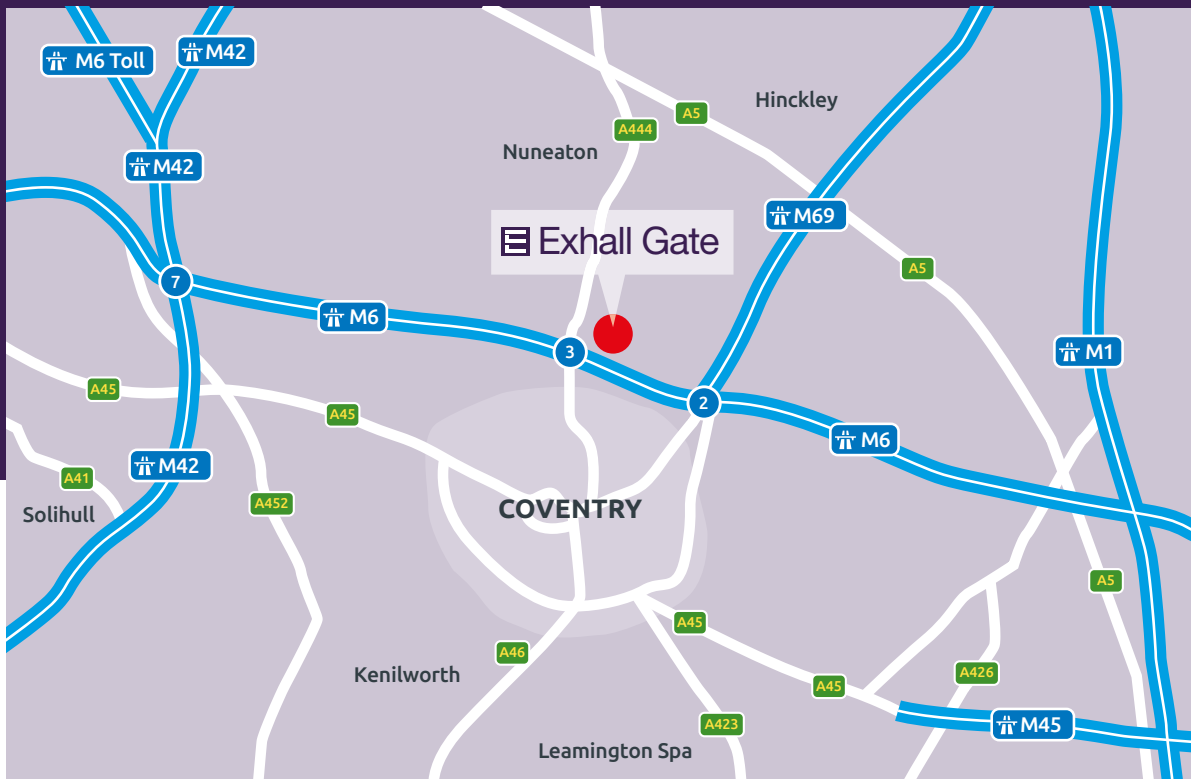
UNIT 2

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



ASTON MARTIN





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**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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