

# To Let/For Sale

## Distribution/Industrial unit 75,350 sq ft (7,000 sq m)

PRIME  
'GOLDEN  
TRIANGLE'  
LOCATION  
AVAILABLE  
MID 2017



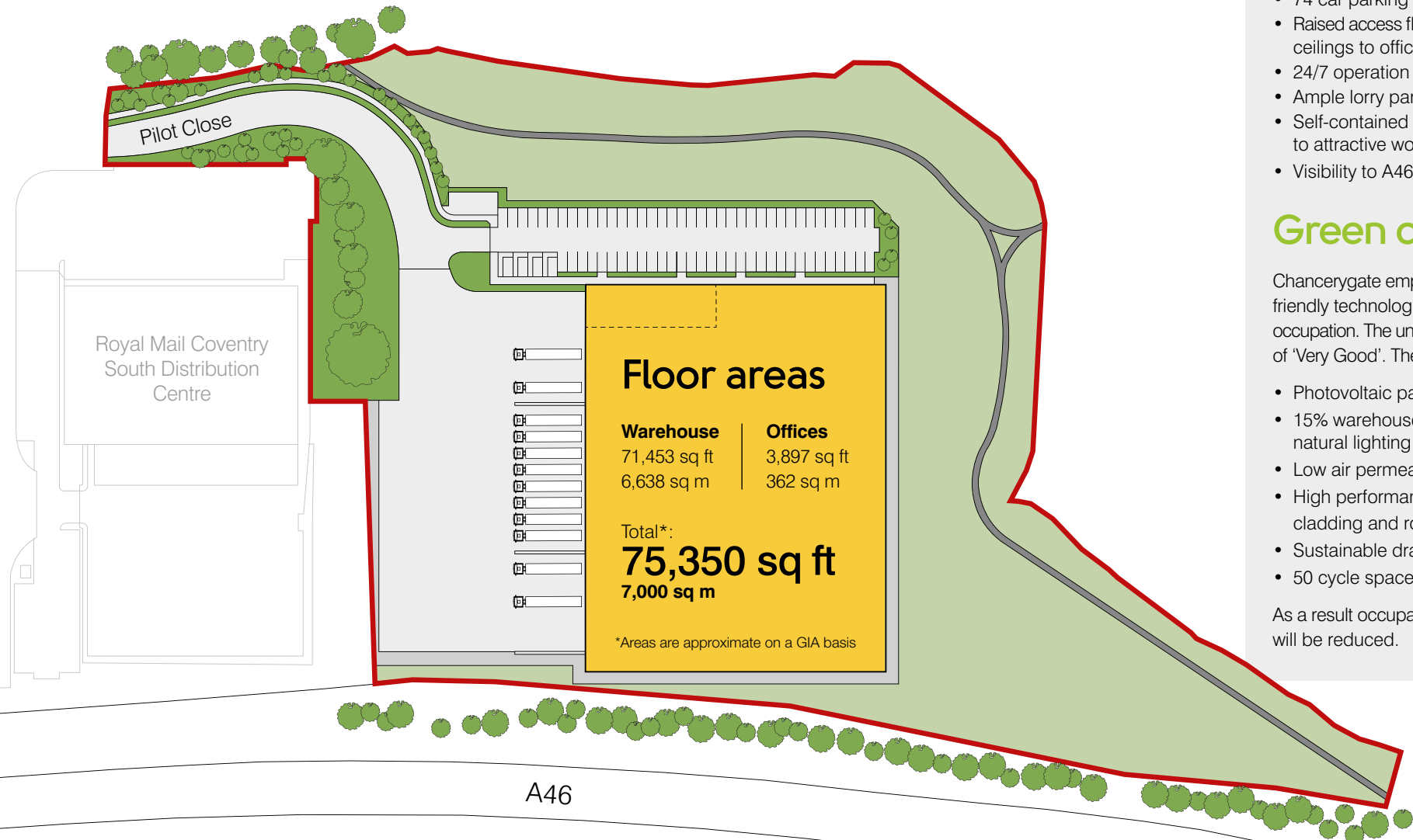
PILOT CLOSE | TOLL BAR END | COVENTRY | CV3 4RP

**C75** Coventry

## Location

**C75 Coventry** is the final plot at Pilot Business Park in one of the most ideal locations in the UK for logistics located off the Toll Bar End junction of the A45/A46 major trunk roads. These link directly with the M6, M69, M45, M40, M42 and M1 motorways. The location is close to Coventry Airport, Prologis Ryton Distribution Park, Jaguar Landover's global headquarters at Whitely, and adjacent to Royal Mail Coventry South Distribution Centre.

Pilot Business Park is on the south east periphery of Coventry, the UK's 16th largest city, with a population of approximately 345,400<sup>1</sup>. There is a catchment of over 1,000,000 people within a 30 minute drive. The city has two very strong Universities and is recognised as being at the heart of technology and innovation, also within the "Golden Triangle" for logistics and distribution.



## Specification

**C75 Coventry** will be constructed to the highest standard benefiting from:

- 12m clear height warehouse
- Four level access loading doors
- Eight dock level loading doors
- 50m service yard
- 50 kN/m<sup>2</sup> warehouse floor loading
- 74 car parking spaces
- Raised access floors and suspended ceilings to offices
- 24/7 operation
- Ample lorry parking
- Self-contained site area adjacent to attractive woodland
- Visibility to A46

## Green credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The unit will achieve a BREEAM rating of 'Very Good'. The green initiatives will include:

- Photovoltaic panels
- 15% warehouse roof lights increasing natural lighting
- Low air permeability design
- High performance insulated recyclable cladding and roof materials
- Sustainable drainage
- 50 cycle spaces

As a result occupation costs to the end user will be reduced.

