

# A refreshing opportunity awaits...

Welcome to Prologis Park Coventry, a prime industrial and logistics hub conveniently located on the gateway between Coventry City Centre and the M6 Motorway.

This development is ready, with **detailed** planning permission granted (B2 or B8) for a single or dual-unit warehouse scheme.



Jason Pickering Director, Capital Deployment



Driven by...



A build-to-suit opportunity for one 159,000 sq ft unit or two 64-82,000 sq ft units, ready to go right now.



### ( Connectivity

At the gateway between Coventry city centre and the M6, with five key motorways within a 15-mile radius.



In the heart of the UK automotive cluster, with 900,000 skilled workers suited to the logistics sector within a 30-minute drive of the Park.



### (R) Sustainability

Targeting Outstanding BREEAM certification with Net Zero regulated energy, and an EPC A+ rating.

### Inspiration

Situated next to Prologis Country Park — home to budding wildlife and nature.

# Single Unit Scheme

A single Grade A warehouse offering 159,002 sq ft with detailed planning consent for Class Use B2 or B8, including ancillary offices.

|            | DC14          |             |
|------------|---------------|-------------|
| Warehouse  | 147,467 sq ft | 13,700 sq m |
| Office     | 8,320 sq ft   | 773 sq m    |
| Hub Office | 2,956 sq ft   | 275 sq m    |
| Gatehouse  | 258 sq ft     | 24 sq m     |
| Total      | 159,001 sq ft | 14,772 sq m |





Target

EPC A+

Parking Spaces



Target BREEAM

Outstanding

184 Car

Parking Spaces



15 dock

doors

50m Yard

Depth



5 Level

Access Doors



















# Two Unit Scheme

Two options for a Grade A warehouse of 64,390 sq ft and 82,481 sq ft. Both units have detailed planning consent for Class Use B2 or B8, including ancillary offices.

### DC14

| 64,390 sq ft | 5,982 sq m  |
|--------------|-------------|
| 9,164 sq ft  | 851 sq m    |
| 55,227 sq ft | 5,131 sq m  |
|              | 9,164 sq ft |

### DC15

| Total     | 82,481 sq ft | 7,663 sq m |
|-----------|--------------|------------|
| Office    | 5,366 sq ft  | 499 sq m   |
| Warehouse | 77,115 sq ft | 7,164 sq m |









Access Doors Internal Height



15m Clear



32 HGV









50m Yard Depth



Dock Doors





Access Doors Internal Height





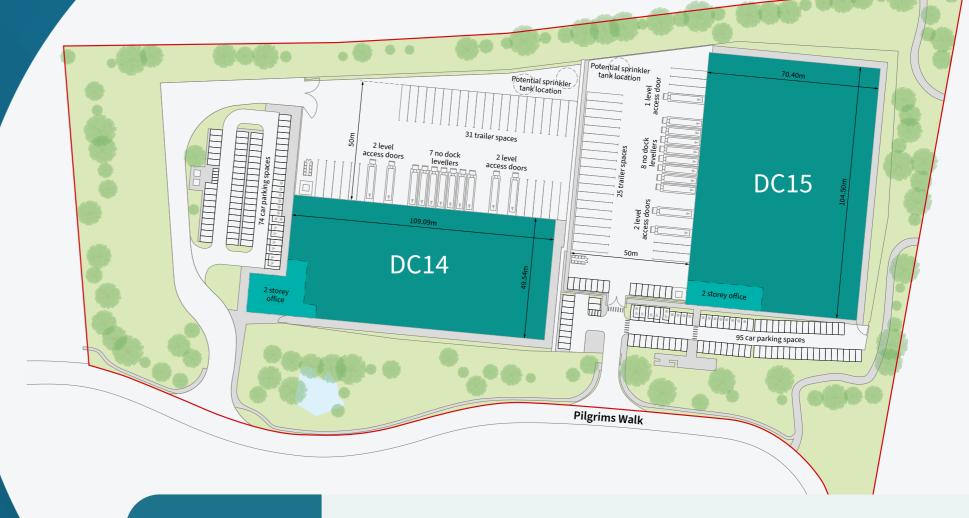


95 Car

Spaces



50m Yard Depth



DC14 and DC15 benefit from:





Target BREEAM
Outstanding



Up to 1.9 MVA split between DC14/DC15



PV Roof Array and EV Charging



# Driven by Connectivity

Located in the centre of the UK's automotive cluster, Prologis Park Coventry is ideally situated to take your logistics to the next level.

With the M6 being only a 5 minute drive away, you can reach the wider UK motorway network in no time.

M1 J19
18 mins
(17.2 miles)

18

# Driven by **Expertise**

Located at the heart of the UK's automotive cluster, within 5 minutes of the M6 and easy access to the UK's key rail and air freight terminals, Prologis Park Coventry is proven to be one of the most sought-after locations in the UK.

The park is located in an area with a highly skilled labour pool ideally suited to the logistics sector. With the park being well-served by local bus routes, it's easy for staff to get to and from work.



### Target local **talent**



900k

people within a 30 minute drive time



16

universities within an hour's drive time



10%

of all UK automotive jobs are in Coventry & Warwickshire – highly skilled labour pool



100k

graduates within a one hour drive time



R&D

centres of excellence for Advanced Engineering & Manufacturing, Connected and Autonomous Vehicles, Low Carbon Technologies



25%

one of the fastest growing economic areas in the country

# Designed with wellbeing in mind

## PARKlife

At Prologis, we make so much more than industrial logistics buildings; we create the spaces and places where our customers' businesses can thrive, where employees enjoy coming to work, where communities and nature can flourish. We call it PARKlife™.

Prologis Park Coventry offers an opportunity to promote employee health and wellbeing with the on site country park adjacent to DC14/15. The park offers walking routes of various lengths to help provide some downtime around busy work schedules.







## PARKlife

When you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. With everything from Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.





I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network.

**Liz Allister** Real Estate & Customer Experience Manager



On-Site Security

On-Site

**Parking Controls** 



(° = °)

Bus Services



Park Signage



Litter Picking



Snow Clearance / Road Gritting



Green Maintained
Travel Plan Park Drainage



Community Liaison



Maintained Landscaping



Customer Estate Meetings



Maintained Private Roads



Shared External Building Clean For more information on the above services and how you, your business and your employees can benefit, please speak to Liz Allister.

# Let us do the heavy lifting

Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose and talk through with an expert.



### Meet your **Essentials Solutions Manager**



Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

**Danny Bostock** 



### Operations

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



### Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



### Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



### Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

For more information, please visit prologis.co.uk/Essentials





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### **About Prologis**

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.



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