

PROLOGIS PARK
RYTON
A 45 | COVENTRY
CV8 3LF

DC8: 147,300 SQ FT

INDUSTRIAL / DISTRIBUTION BUILDING TO LET
DETAILED PLANNING CONSENT GRANTED

THE RIGHT COMBINATION



OPPORTUNITY

147,300 sq ft building

Detailed planning
consent granted

Additional plot
available to
accommodate
30 – 300,000 sq ft



LOCATION

6 motorways
within 14 miles

One of the most
sought-after industrial /
logistics locations
in the UK



PEOPLE

Over 900,000
people within a
30-minute drive time

Can draw upon a highly
skilled workforce from
Coventry, Rugby and
Warwickshire



PARK LIFE

Benefit from an array
of Park Services

Green spaces
with footpaths and
walking routes

A NEW SPECULATIVELY DEVELOPED UNIT
ON THE RENOWNED PROLOGIS PARK RYTON

IN THE RIGHT COMPANY

A PROVEN SUCCESSFUL LOCATION WITH
OCCUPIERS INCLUDING JAGUAR LAND ROVER,
DHL AND PANTOS LOGISTICS.

The park's success can be attributed to its optimum
location for manufacturing and logistics park environment
for employees and building design which delivers an
operational advantage for your business.

Local occupiers at
Prologis Park Ryton



pantos
LOGISTICS

F R E E M A N



TO M6/M69 (JCT 2)
& M40 (JCT 15)



DC6

DC7

A45

DC5

DC2

PROLOGIS PARK
RYTON
A45 | COVENTRY

A423

DC1

DC4

SITE ENTRANCE

DC3 PART OF JLR

A45

DC8: 147,300 SQ FT

TO RUGBY,
M45 & M1 (JCT 17)



THE RIGHT
**PLACE FOR
BUSINESS**

BUILD TO SUIT OPPORTUNITIES
30,000 SQ FT – 300,000 SQ FT

TO M40 (JCT 11)
& BANBURY



A423

Indicative aerial CGI of DC8:
147,300 sq ft at Prologis Park Ryton

THE RIGHT DETAIL

At Prologis Park Ryton not only will you get a building you can tailor to your needs; you'll also get a space that works as hard as you do. That's because, over the past twenty years, we've been leading the way in developing innovative, sustainable buildings, designed with the operational needs of your business in mind. Your new building will be constructed to minimise energy use and we can design and install low-or zero-carbon technologies to meet your specific needs. We can even help you manage operational costs, such as lighting, by using our global scale to provide you with significant cost savings. For more information on the building specification and features, please refer to our Technical Pack.



DC8

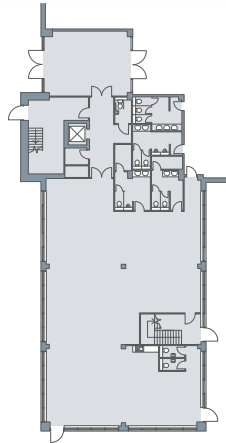
Warehouse
137,605 sq ft 12,784 sq m

Office / Welfare (2 storeys)
9,695 sq ft 901 sq m

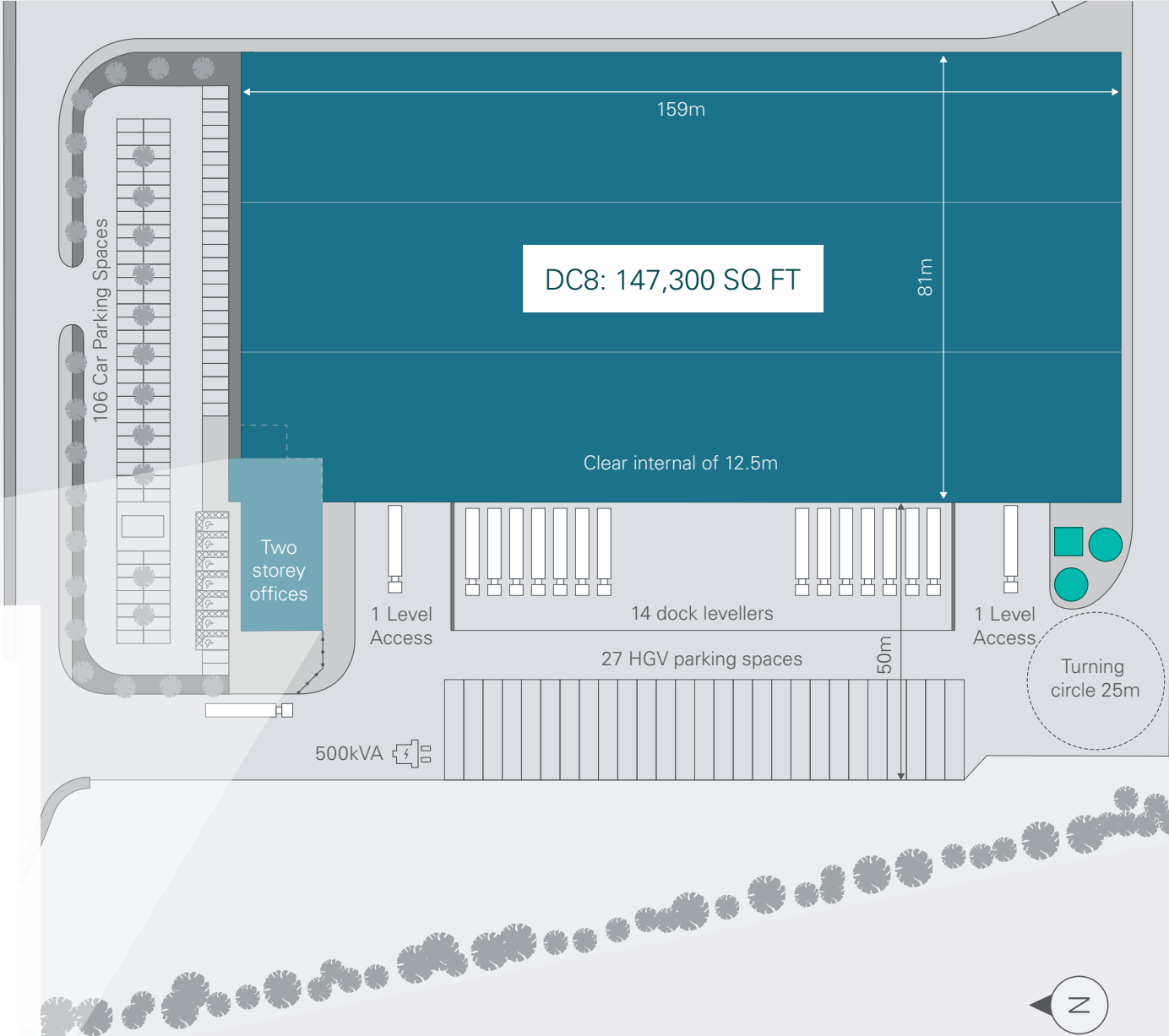
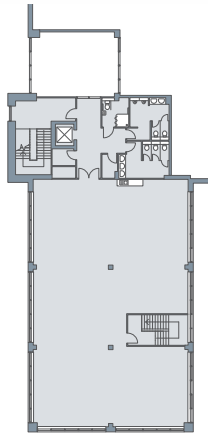
Total
147,300 sq ft 13,685 sq m

All sizes relate to the approximate GIA.
Sprinkler tanks are available as tenant fit-out items.

Ground floor



First floor





WHEN YOU CHOOSE A PROLOGIS BUILDING,
YOU CHOOSE A BUILDING THAT GIVES YOU AN
OPERATIONAL ADVANTAGE.



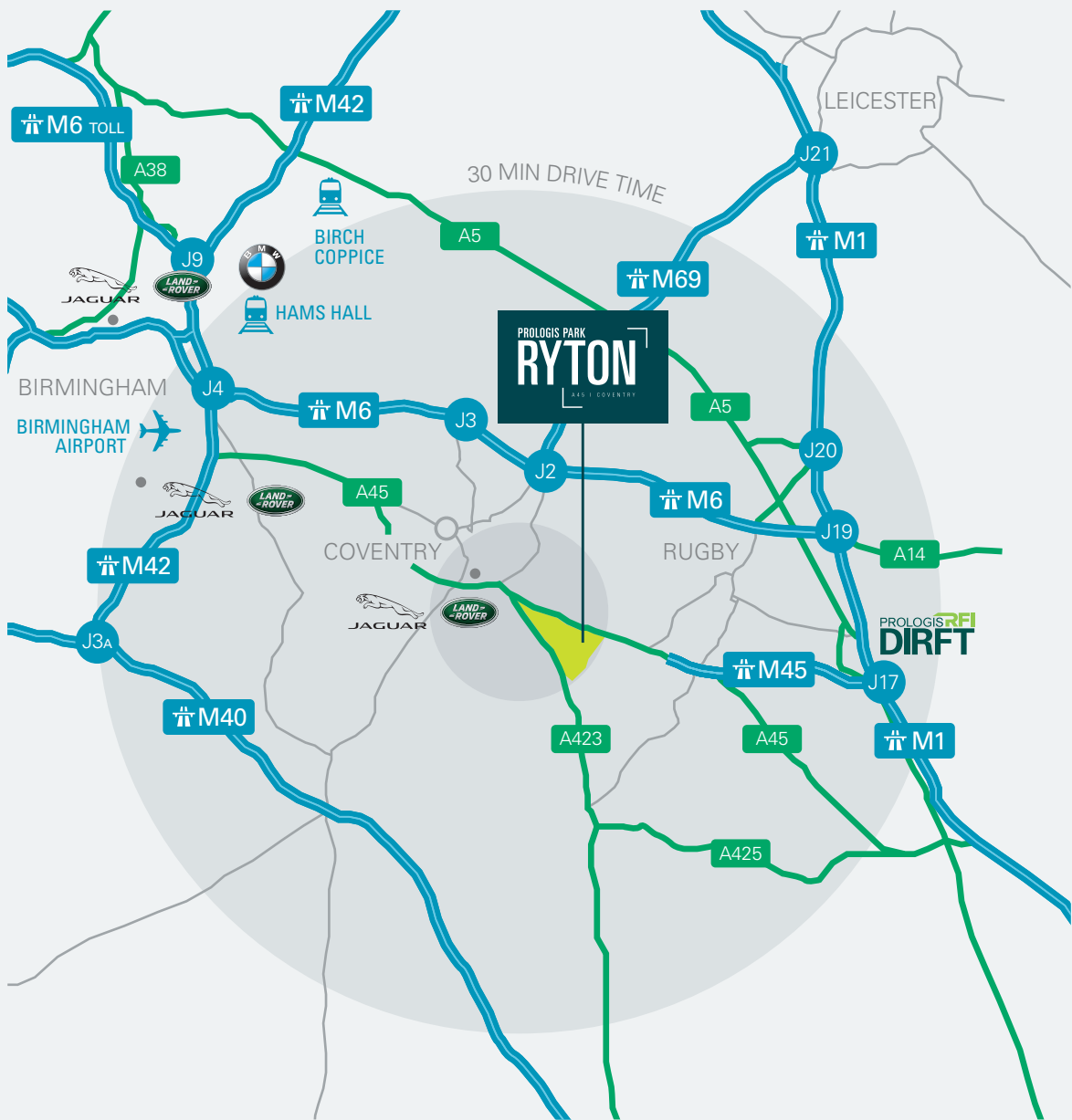
THE RIGHT DESTINATION

Located at the heart of the UK’s automotive cluster, within minutes of the M6 and easy access to the UK’s key rail and air freight terminals, Prologis Park Ryton is proven to be one of the most sought-after locations in the UK, with occupiers including JLR, DHL and Pantos Logistics.

6 Motorways within 14 miles (M1, M6, M40, M42, M45, M69)

12 12 minutes from Coventry City Centre less than 5 miles away

45 45 minutes to Britain’s busiest pure cargo airport – East Midlands International Airport



900K

PEOPLE WITHIN A 30 MINUTE DRIVE TIME

10%

OF ALL UK AUTOMOTIVE JOBS ARE IN COVENTRY AND WARWICKSHIRE — HIGHLY SKILLED LABOUR POOL

16

UNIVERSITIES WITHIN AN HOUR’S DRIVE TIME

100,000

GRADUATES WITHIN A ONE HOUR DRIVE TIME

R&D

CENTRES OF EXCELLENCE FOR ADVANCED ENGINEERING AND MANUFACTURING, CONNECTED AND AUTONOMOUS VEHICLES, LOW CARBON TECHNOLOGIES

25%

ONE OF THE FASTEST GROWING ECONOMIC AREAS IN THE COUNTRY

Source: Invest Coventry & Warwickshire



“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.”

Wayne Porter,
Associate Property Manager, Prologis

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. The scale of our Prologis Parks means we can also offer additional services like snow clearance and cleaning that would be unviable at a single unit or smaller scheme. Pooling resources means we can buy in bulk and offer the savings to our collective customers.



“HAVING A DEDICATED POINT OF CONTACT AT PROLOGIS ADDS REAL VALUE, MEANING ANY ISSUES WE ENCOUNTER ARE RESOLVED QUICKLY AND EFFICIENTLY

Toni Wooldridge, Maintenance
Supervisor, Estate Management, JLR



Snow clearance /
road gritting



Green travel
plan



On-site parking
controls



ANPR control
and regulation



Litter
picking



Customer estate
meetings



Maintained park
drainage



Maintained
landscaping



Maintained
private roads



Park
signage



Community
liaison

THE RIGHT OFFERINGS

WE KNOW THAT PEOPLE MAKE YOUR BUSINESS WHAT IT IS AND THAT ATTRACTING AND RETAINING THOSE PEOPLE IS IMPORTANT TO YOU. PROLOGIS PARK RYTON IS WELL-SERVED BY LOCAL BUS ROUTES AND CAR SHARING OPTIONS, MAKING IT EASIER FOR YOUR STAFF TO GET TO AND FROM WORK.

The Park environment with walking paths and great amenities in the local area also aid staff retention by helping to make your business a great place to work.

For more information on transport services and the Park environment, please reference our Technical Pack.

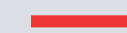


Bus routes



Route 580

to Rugby, Ryton, Stretton, Dunchurch & Coventry



Route 69

to Stretton, Ryton, Stoneleigh, Weston Under Wetherley & Leamington Spa

Walking paths



Existing footpaths



Proposed new footpath

At Ryton we're creating our own community environment, with amenities close by and walking paths on site. There is plenty to do before, during or after work.

For more information on walking paths, please refer to our Technical Pack.



4.6 miles to Coventry Station



6 leading hotels nearby including; Mercure and ibis



5 petrol stations within 3 miles



3 supermarkets within 5 miles



4 gym and leisure facilities within 3 miles



10 minutes from a range of restaurants



"Incredible and rare opportunity to join a successful and thriving park. There are plenty of amenities nearby for employees, making it a great place to work."

TOM PRICE
DEVELOPMENT & LEASING TEAM
PROLOGIS



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