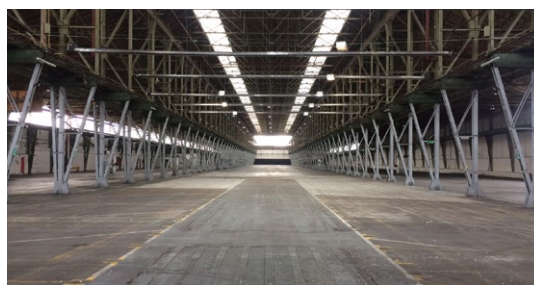


# Calibre Coventry

CENTRAL CITY INDUSTRIAL ESTATE ■ RED LANE ■ COVENTRY ■ CV6 5RY

CANMOOR



## Industrial/Warehouse **TO LET** 216,494 sq ft



Competitive terms available



47m yard



Clear internal height  
8.8m - 16.5m



Established industrial estate



Level access loading



3 miles from M6  
Junction 3

# COVENTRY

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CANMOOR

## DESCRIPTION

The property comprises a single bay former manufacturing and distribution facility with large yard and ample car parking spaces. Local major occupiers include Jaguar Land Rover, Bybox, Morgan Defence Systems, Lear Corporation and Euro Car Parts.

## ACCOMMODATION (GIA)

	SQ FT	SQ M
Unit 6A	185,644	17,246.2
Unit 6B	19,120	1,776.3
Unit 6C	11,730	1,089.8
<b>Total</b>	<b>216,494</b>	<b>20,112.3</b>

## LOCATION

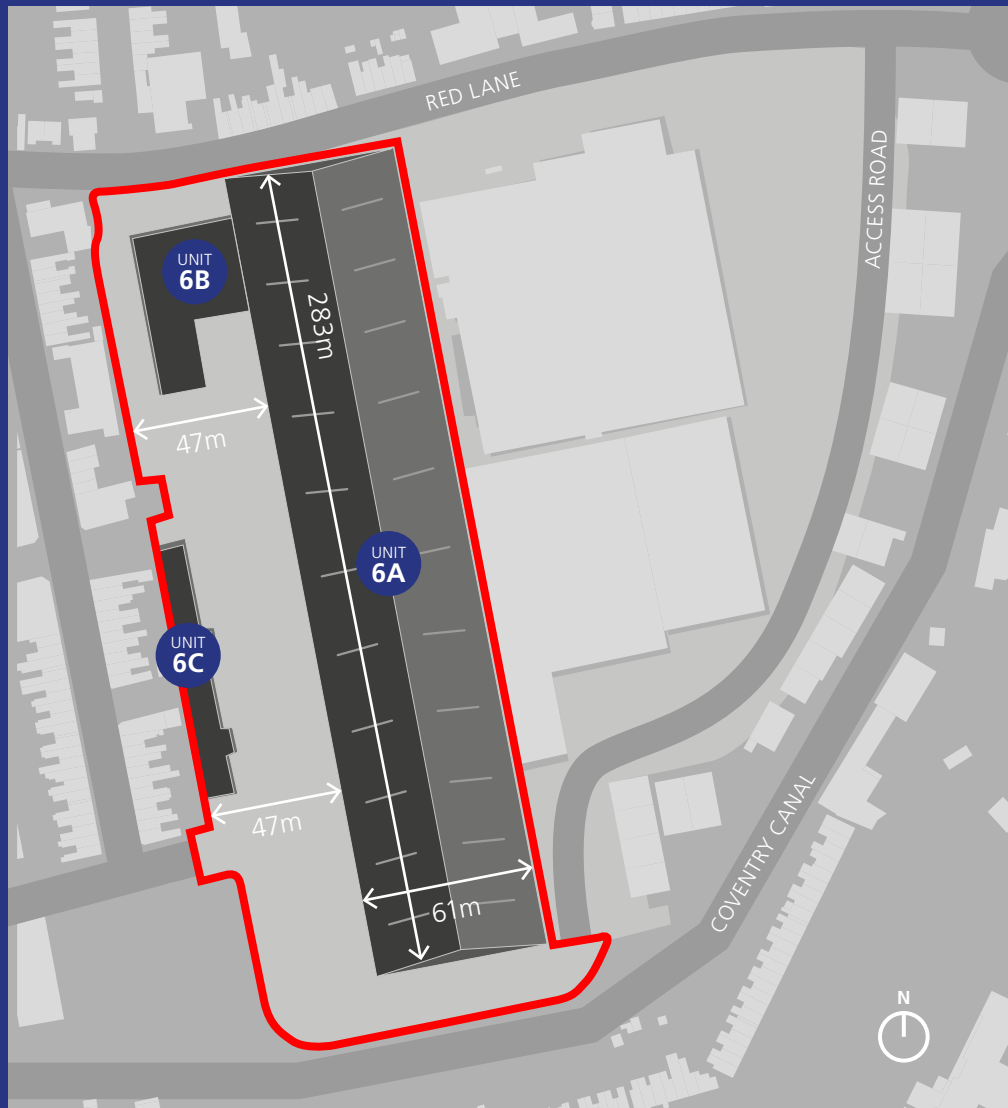
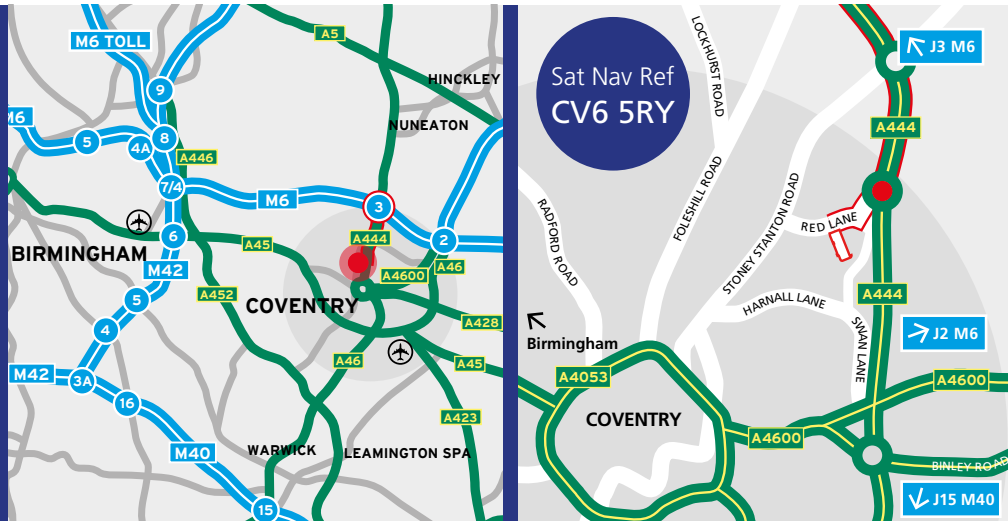
The property is located approximately 2 miles northeast of Coventry city centre and 3 miles south of Junction 3 of the M6 motorway. The site is adjacent to Phoenix Way (A444), which provides access to the city centre and the motorway network. Access to the property is provided via Red Lane.

## COMMUNICATIONS

Coventry City Centre	2 miles
M6 Junction 3	3 miles
JLR Whitley Plant	3.1 miles
M40 Junction 15	14 miles
Birmingham	18 miles

## EPC

On application with the agents.



## FURTHER INFORMATION

For further information or to arrange a viewing, please contact our joint sole agents.



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