

# puma park

SCIMITAR WAY ■ COVENTRY ■ CV3 4GA

CANMOOR



## New Warehouse Development 29,500 - 182,638 sq ft **TO LET**

- 10 Acre Site
- Close to M6, M1, M40, M45 & M42
- Adjacent to Jaguar Land Rover's Global HQ
- High profile location adjacent to the A45
- New access road coming mid 2020
- Well established industrial/trade location

# COVENTRY

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## OPTION A

### SPECIFICATION

#### Unit 1

153 Car Parking Spaces

22 HGV Parking Spaces

20 Dock Level Loading Doors

Landscape Environment

1 MVA Power Supply

50kN/m<sup>2</sup> Floor Loading

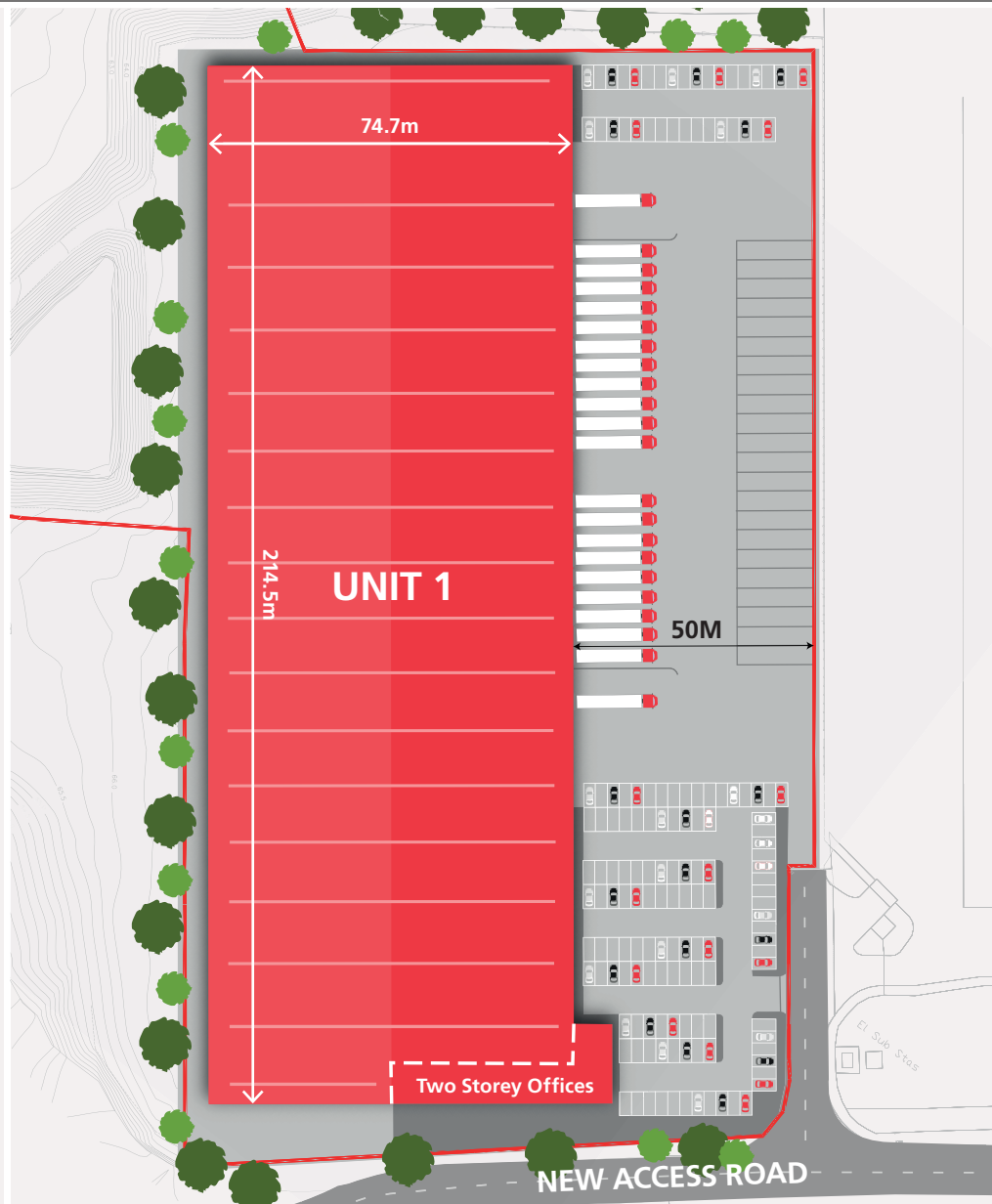
2 Level Access Door

50m Yard

12.5m Clear Internal Height

### ACCOMMODATION (GIA)

Unit 1	sq ft	sq m
Warehouse	173,838	16,150
1st Floor Offices	4,400	408
2nd Floor Offices	4,400	408
<b>Total</b>	<b>182,638</b>	<b>16,966</b>



# COVENTRY

## OPTION B

### SPECIFICATION

#### Unit 1

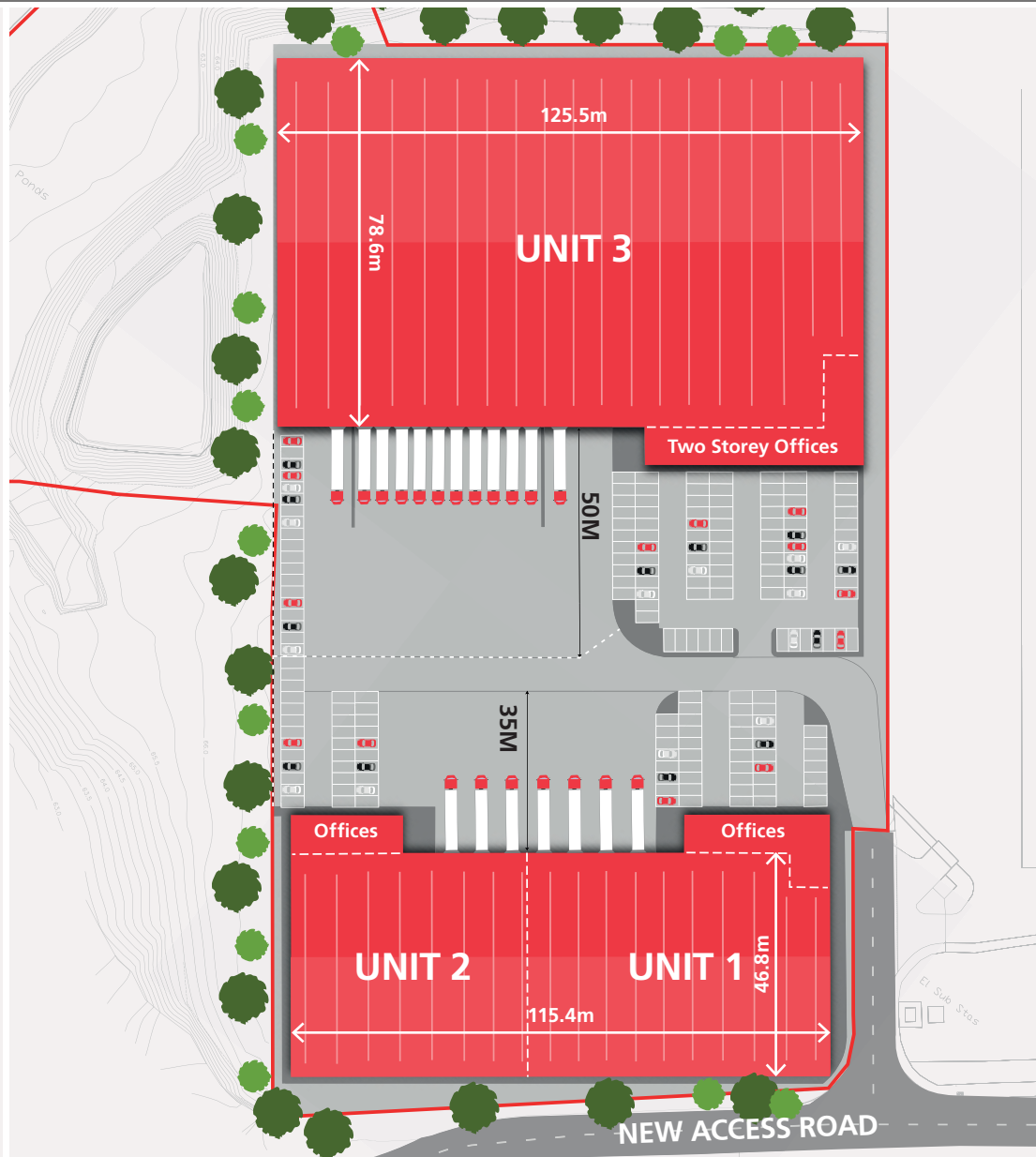
- 45 Car Parking Spaces
- 4 Level Access Doors
- 35m Yard
- 10m Clear Internal Height

#### Unit 2

- 33 Car Parking Spaces
- 3 Level Access Doors
- 35m Yard
- 10m Clear Internal Height

#### Unit 3

- 111 Car Parking Spaces
- 2 Level Access Doors
- 10 Dock Level Loading Doors
- 50m Gated Yard
- 12.5m Clear Internal Height



### ACCOMMODATION (GIA)

Unit 1	sq ft	sq m
Warehouse	35,100	3,260
1st Floor Offices	3,200	298
<b>Total</b>	<b>38,300</b>	<b>3,558</b>

Unit 2	sq ft	sq m
Warehouse	27,500	2,554
1st Floor Offices	2,000	185
<b>Total</b>	<b>29,500</b>	<b>2,739</b>

Unit 3	sq ft	sq m
Warehouse	110,000	10,219
1st Floor Offices	5,312	493
2nd Floor Offices	5,312	493
<b>Total</b>	<b>120,624</b>	<b>11,206</b>

## LOCATION

Puma Park is centrally located at the heart of the UK's motorway network with the A45/A46 Coventry interchange adjacent to the site. Over 35,000 businesses, including many of the world's leading automotive, aerospace, advanced manufacturing and engineering companies have already chosen Coventry as their base. Coventry is in the top 10 of the fastest growing economic areas in the country with 98% of the UK's market consumers and businesses within just four hours travel time.

## COMMUNICATIONS

### Road

Jaguar Land Rover Global HQ	0.5 Miles
Coventry Airport	1 Mile
Coventry Railway Station	2 Miles
M6, J2	6 Miles
M40, J15	11 Miles
Birmingham International Railway Station	11 Miles
Birmingham City Centre	25 Miles

## DEMOGRAPHICS



### LABOUR

158,127 SKILLED LABOUR EMPLOYES WITHIN A 15 MINUTE DRIVE.



### EMPLOYMENT

16,421 ARE EMPLOYED IN MANUFACTURING, TRANSPORTATION AND LOGISTICS.

## TERMS

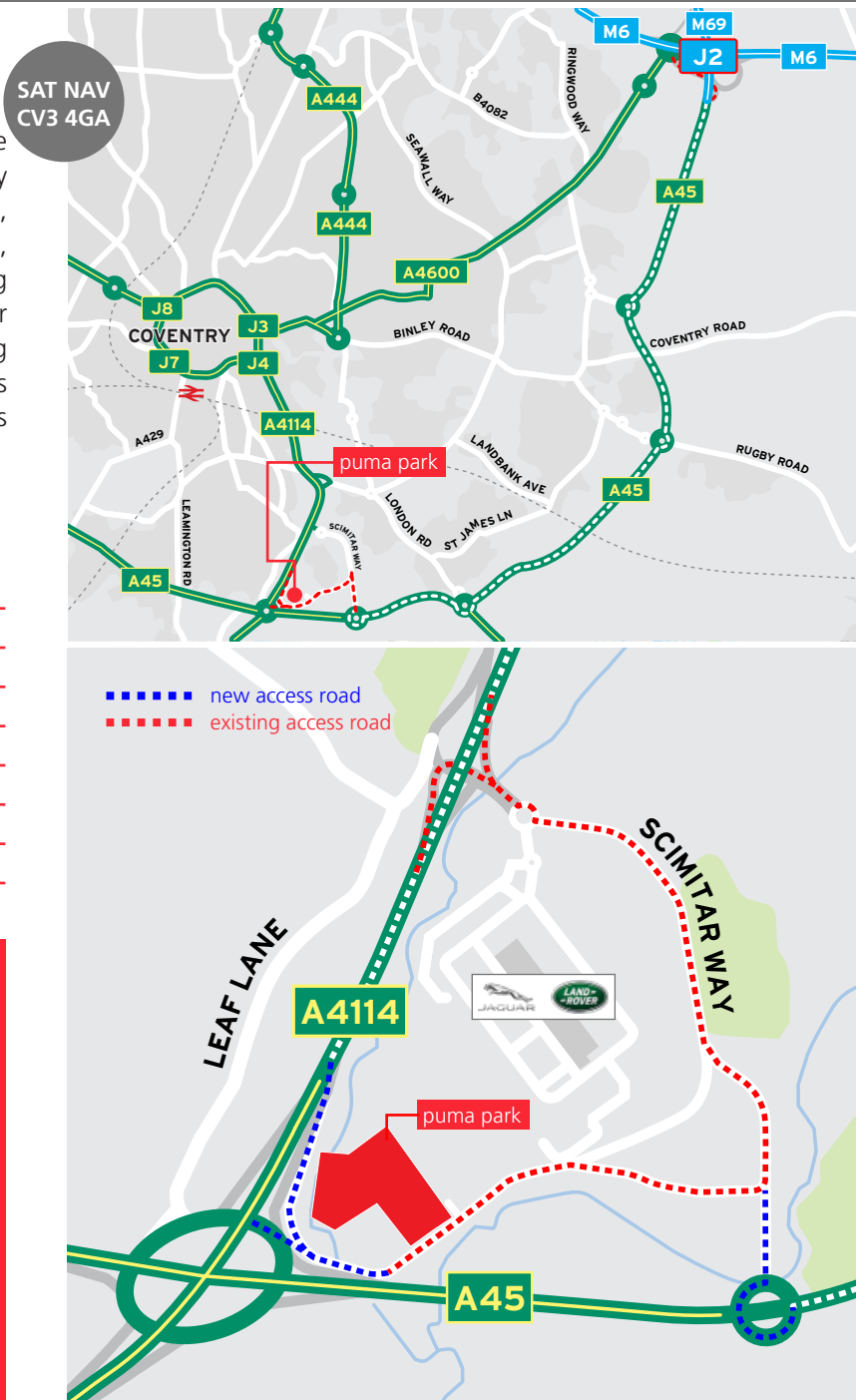
All units are available on Full Repairing and Insuring Leases direct from the Landlord.

## PLANNING

Planning consent for B1c, B2, and B8 uses with ancillary trade counter.

## FURTHER INFORMATION

For further information contact the sole letting agents.



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