

apollo I & II

ANSTY PARK ■ COVENTRY ■ CV7 9JU

CANMOOR

Available
January 2023



Indicative CGI

Two New Warehouse / Industrial Units Apollo I - 69,486 sq ft, Apollo II - 172,639 sq ft **TO LET**

- Golden Triangle Location
- M6 J2 & M69 J1
- BREEAM "Excellent", EPC "A"
- Completion January 2023
- 24/7 Hours of Operation
- Suitable for B2 and B8 uses

COVENTRY

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PARK BENEFITS



24/7 SECURITY



GATE CONTROL



RUNNING TRACK



COVENTRY TRAIN STATION SHUTTLE BUS



WILDLIFE CORRIDOR



PREMIER INN



ACCESS TO M6 J2 AND M69 J1



GOLDEN TRIANGLE LOCATION

COVENTRY

WAREHOUSE

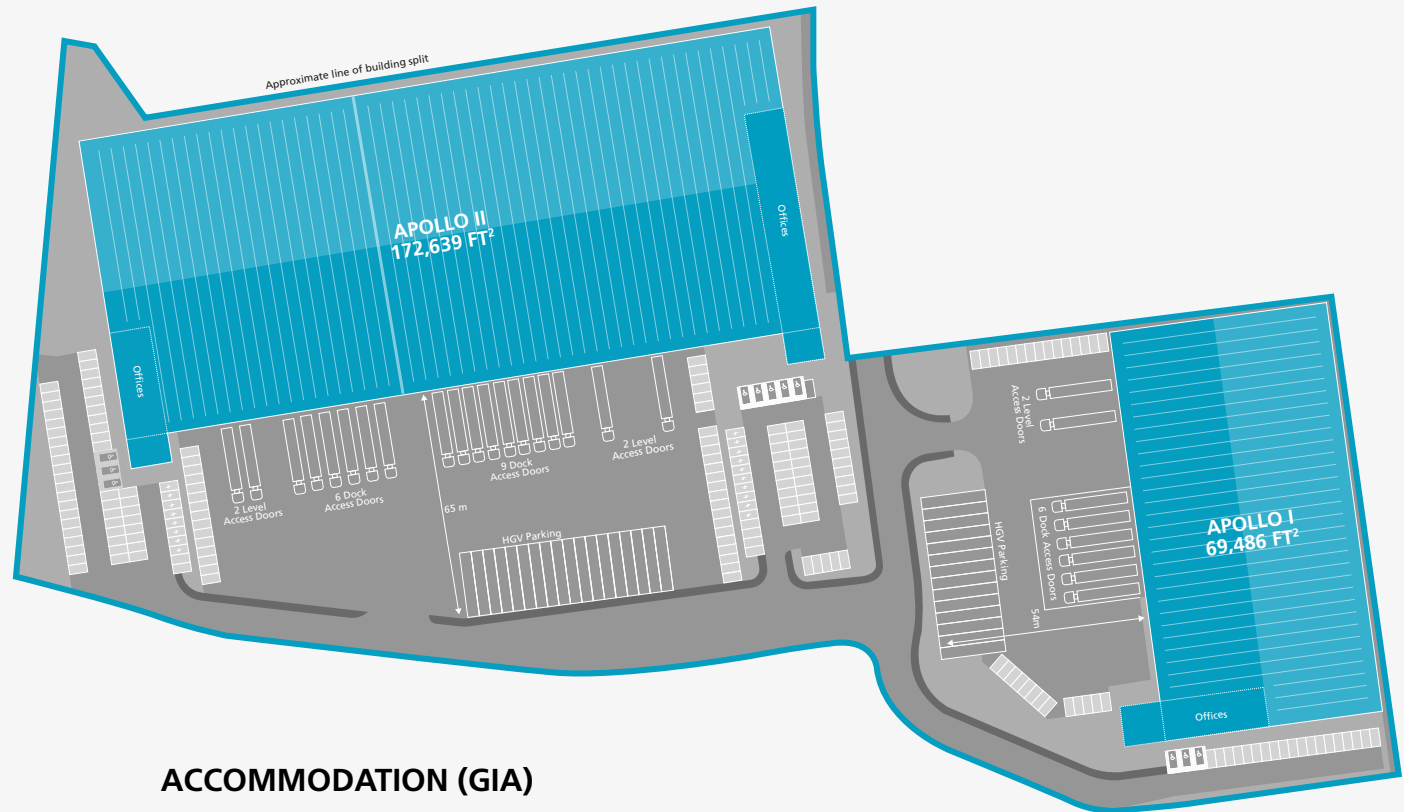
- 12.5M CLEAR INTERNAL HEIGHT
- 50kN/m² FM-2 FLOOR LOADING
- 10% ROOFLIGHTS
- 50-54M SERVICE YARD
- SECURE SITE
- LEVEL ACCESS DOORS
- DOCK LEVEL DOORS
- 1.6 MVA POWER

ESG

- EV CHARGING POINTS
- BREEAM EXCELLENT
- EPC RATING A
- ROOF MOUNTED PV SYSTEM

OFFICES

- HIGH QUALITY TOILETS AND SHOWERS
- 200MM RAISED ACCESS FLOOR
- 8 PERSON PASSENGER LIFT
- VRF HEATING AND COOLING
- LED LIGHTING
- AUTOMATIC SLIDING DOORS
- METAL CEILING TILES
- CARPET TILES
- TEA POINTS



ACCOMMODATION (GIA)

	WAREHOUSE SQ FT	OFFICE SQ FT	TOTAL SQ FT	CLEAR HEIGHT	FLOOR LOADING	DOCK LEVEL DOORS	SURFACE LEVEL DOORS	CAR PARKING SPACES
Apollo I	62,173	7,313	69,486	12.5m	50kN/m ²	6	2	51
Apollo II	155,879	16,760	172,639	12.5m	50kN/m ²	15	4	138

*Apollo II could be split to provide approximately 67,734 sq ft and 105,264 sq ft.

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LOCATION

Apollo I and II are set on the 196 acre business park Ansty Park, one of the newest and most significant parks in the Midlands. Positioned at the very heart of the aerospace, manufacturing and logistics centre of the UK, with direct access to the UK's motorway network via junction 2 of the M6 and junction 1 of the M69. Coventry, Birmingham and the East Midlands airports are accessible within 40 minutes.

Apollo neighbours major occupiers such as MTC, Meggitt, Rolls Royce, Sainsbury's and Cadent.

CONNECTIVITY

M69	3 mins	1.2 miles
M6	4 mins	1.7 miles
Coventry	12 mins	6 miles
M1	14 mins	12.8 miles
M40	22 mins	17 miles
Birmingham	28 mins	25 miles
East Midlands Airport	35 mins	36 miles
London	1hr 50 mins	96 miles

DEMOGRAPHICS



Golden triangle location; 90% of the UK population reachable within 4 hours

400k

People employed in advanced manufacturing in Coventry and Warwickshire



25% of the UK aerospace industry located in the Midlands



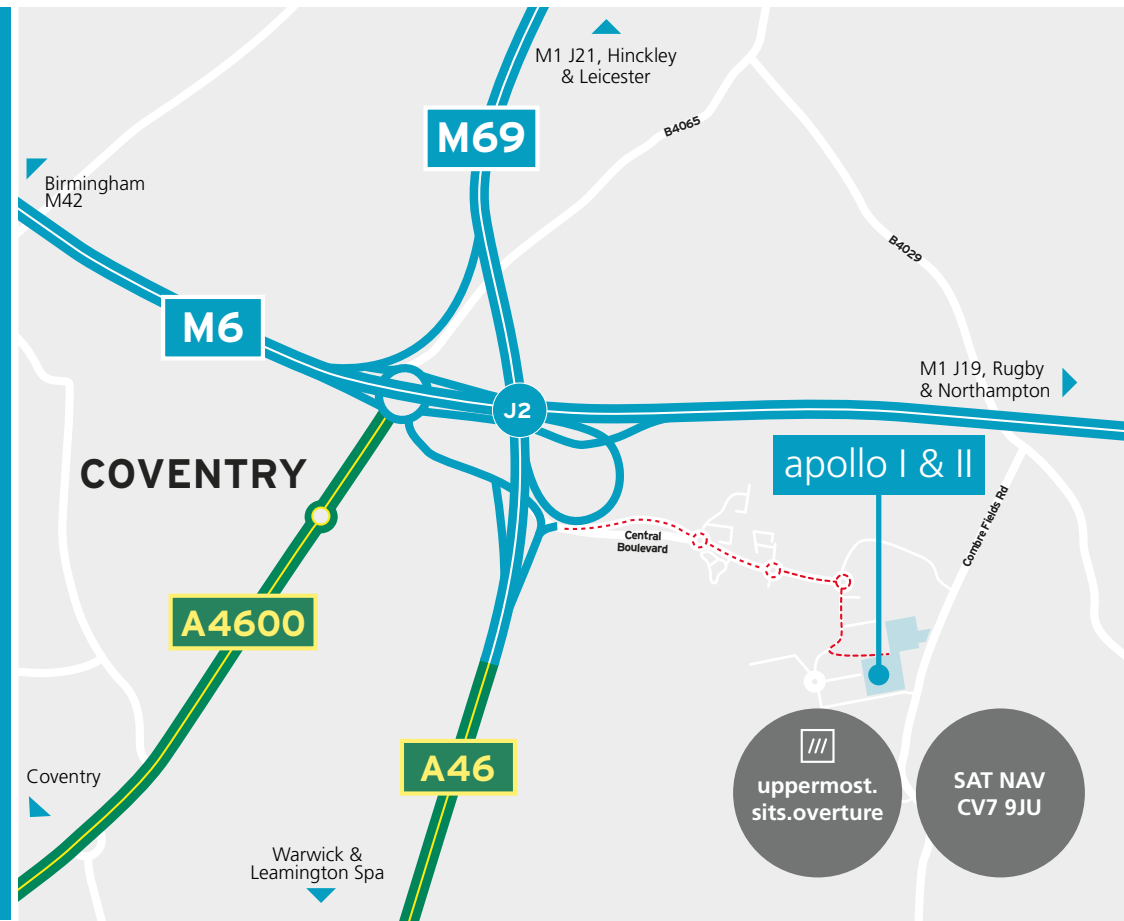
8.4% of employee jobs in transport and storage



4.8m total population within a 30 mile radius



£124.3bn total purchasing power



TERMS

The units are available on a new FRI leases, on terms to be agreed.

FURTHER INFORMATION

Further information, plans, specification and detailed terms are available on request through the joint agents.

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