

calibre216

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



Industrial/Warehouse Unit 100,000 sq ft - 216,000 sq ft **TO LET**

- Competitive terms available
- 47m yard depth
- Clear internal height 8.8m - 16.5m
- Flexible lease terms available
- Established industrial estate
- Level access loading
- 3 miles from M6 Junction 3

COVENTRY

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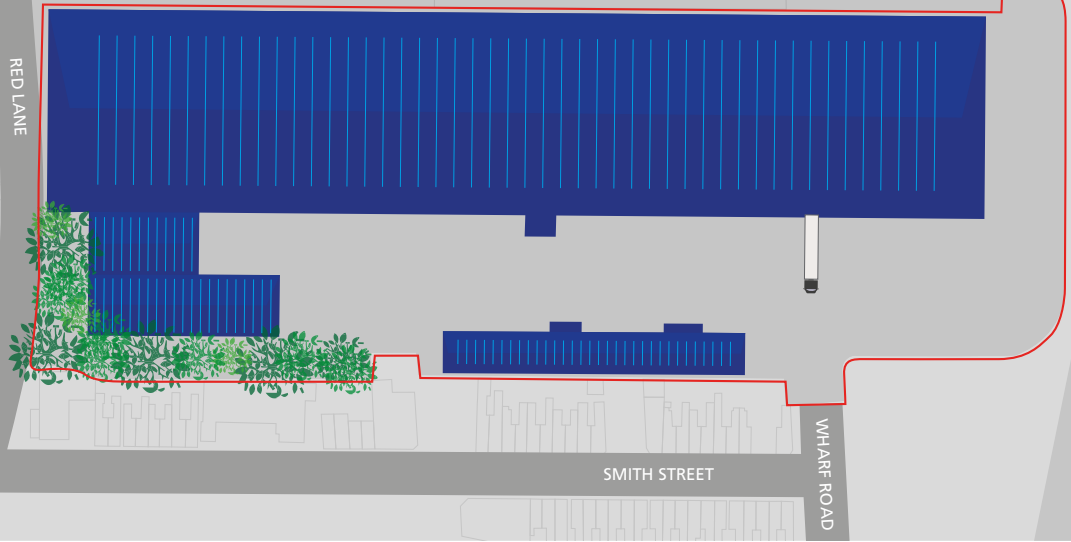


COVENTRY

ACCOMMODATION

OPTION 1

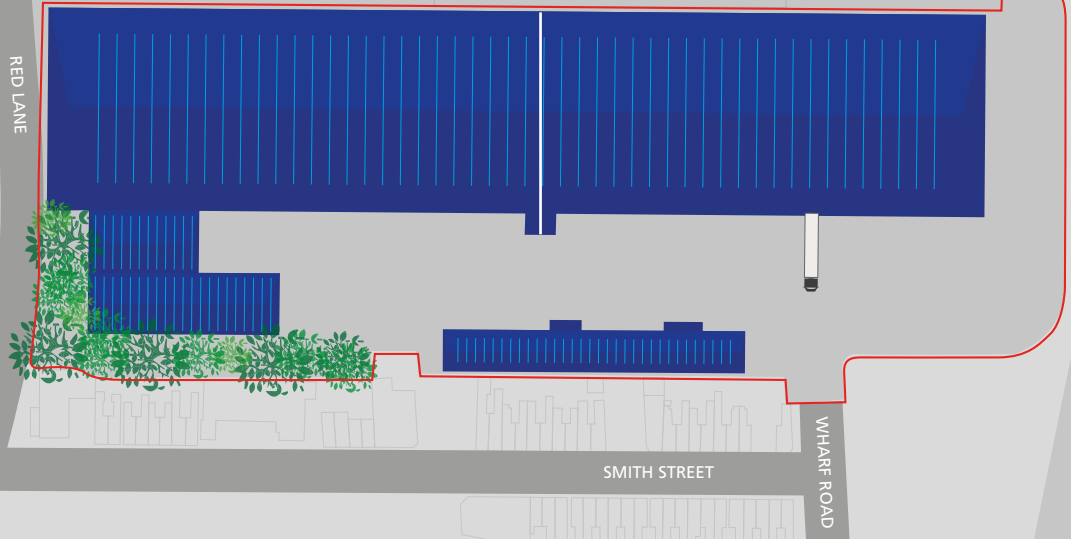
216,615 sq ft
(20,124.2 sq m)



ACCOMMODATION

OPTION 2

Units available from
100,000 sq ft
(9,290.3 sq m) upwards



Calibre216 comprises of a single bay former manufacturing and distribution facility with large yard and ample car parking spaces. Additional doors and dock level doors can be added to the unit.



Competitive terms available



Clear internal height 8.8m -16.5m



47m yard



Level access loading



Established industrial estate



3 miles from M6 Junction 3

LOCATION

Calibre216 is located approximately 2 miles north east 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
M6 Junction 2	4 miles
M40 Junction 15	14 miles
Birmingham	18 miles

DEMOGRAPHICS

Calibre216 benefits from a strong labour supply drawn from the Coventry, Warwickshire and Rugby areas.

66.4%

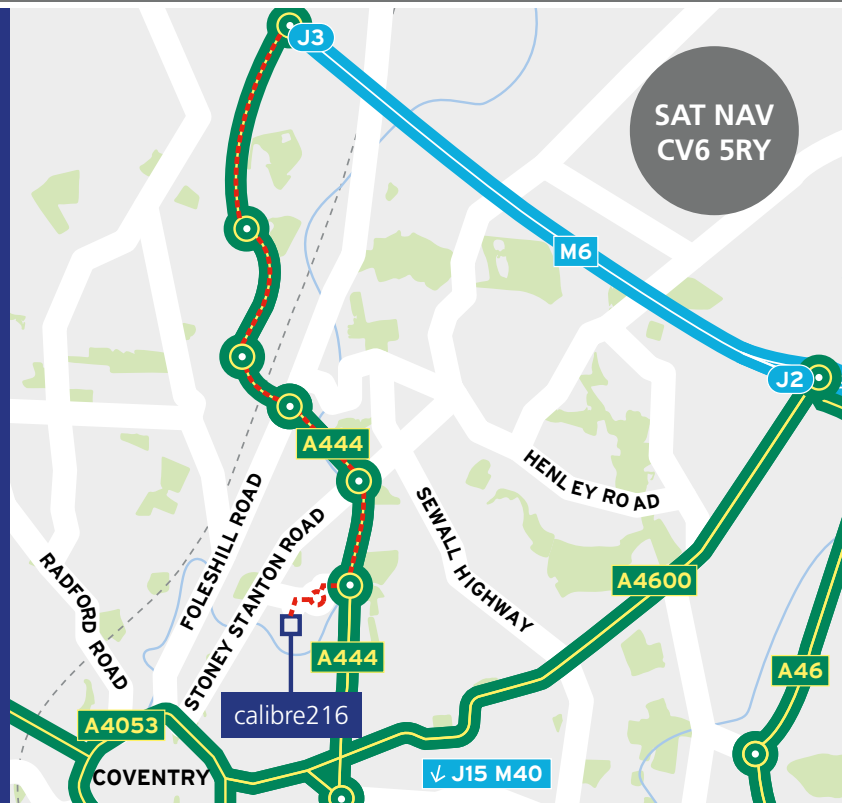
COVENTRY'S WORKING AGE POPULATION (66.4%) IS HIGHER THAN THE WEST MIDLANDS (62.2%) AND UK NATIONAL AVERAGE (63.1%)

£535.70

THE AVERAGE WEEKLY GROSS PAY IN COVENTRY (£535.70) IS LESS THAN THE UK NATIONAL AVERAGE (£552.70)

5.5%

UNEMPLOYMENT IN COVENTRY (5.5%) IS HIGHER THAN THE WEST MIDLANDS (5.4%) AND UK NATIONAL AVERAGE (4.5%)



OCCUPIERS

Local major occupiers include Jaguar Land Rover, ByBox, NP Aerospace, Lear Corporation and Euro Car Parts.



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