

VALOR PARK COVENTRY 170



NEWLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT
168,249 SQ FT (15,630 SQ M)
AVAILABLE TO LET



B&M

TKMAXX

ARGOS

ALDI

HOME
BARGAINS

PETS AT
HOME

AMAZON

VALOR PARK
COVENTRY 170

COVENTRY

EDGWICK
PARK

M6 J3
(2 MILES)

NOTABLE LOCAL
OCCUPIERS INCLUDE

amazon

dpd

FedEx

BESTWAY
WHOLESALE

DHL

halfords

SHURGARD
SELF-STORAGE

PARCEL-FORCE
WORLDWIDE

babcock

168,249 SQ FT

NEWLY REFURBISHED

PRIME MIDLANDS

LOGISTICS FACILITY

DESCRIPTION

Coventry 170 is a substantial newly refurbished industrial and warehouse facility within the established Blue Ribbon Park. The property has undergone extensive improvements to enhance operational efficiency and occupier cost savings, including an upgraded 820 kVA power supply, new LED lighting, improved office and staff welfare areas, EV charging points and an EPC A rating. The facility also benefits from 8m clear height, 8 level-access loading doors, 4 dock-level loading doors and a 58m-deep yard, providing a versatile solution for modern logistics and distribution occupiers.



ACCOMMODATION

UNIT	(SQ FT)	(SQ M)
Warehouse	159,583	14,825.26
Ground Floor Office	4,177	388.1
First Floor Office	4,489	417.1
TOTAL GEA	168,249	15,630.46



8 LEVEL ACCESS
LOADING DOORS



4 DOCK LEVEL
LOADING DOORS



LED
LIGHTING



820 KVA
POWER SUPPLY



58.7M
YARD DEPTH



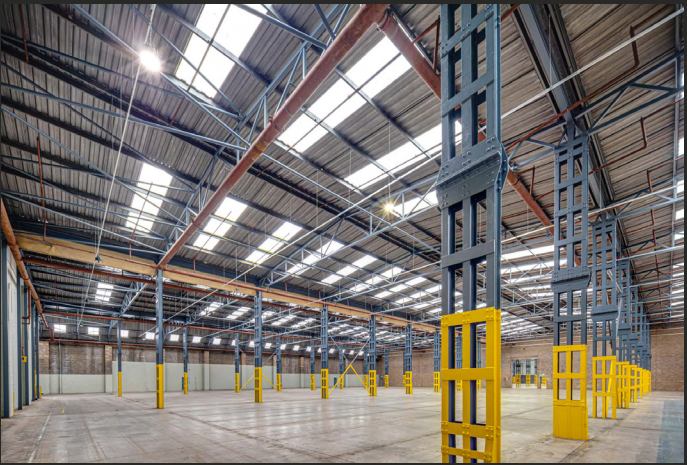
8M CLEAR
INTERNAL HEIGHT

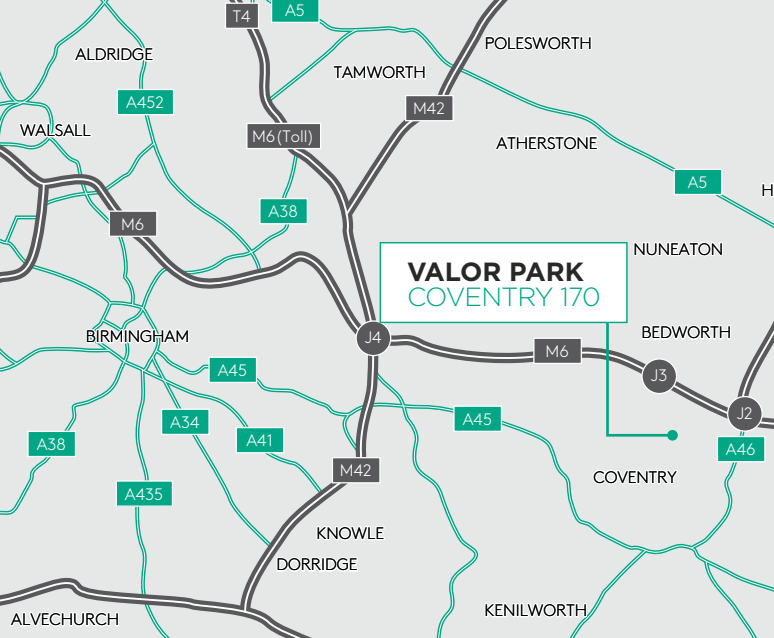


EPC
RATING 'A'



2 MILES TO
J3 M6





LOCATION

Coventry 170 is located on Blue Ribbon Park, approximately 2 miles north-east of Coventry city centre, with direct access to the A444 and M6 Junction 3.

The established location is home to major occupiers including DHL, Jaguar Land Rover, The Co-op and Rolls-Royce, with Parcel Force and DPD hubs also located within a 15-20 minute drive.

ROAD	MILES	MINS
M6 J3	2	5
M6 J2	7	9
M42 J6	15	18
M6 Toll	17	20
M40 J15	22	23
M1 J17	24	25

TENURE

Available leasehold on terms to be agreed.
Flexible terms available.

BUSINESS RATES

The rateable value is available on application.

ROAD

	MILES	MINS
Coventry	2	4
Birmingham	22	28
Leicester	25	33
Northampton	34	40
London	101	1hr 45
Manchester	104	1hr 51

AIRPORTS

	MILES	MINS
Birmingham Airport	13	19
East Midlands Airport	40	45
Heathrow Airport	97	1hr 32

EPC

EPC A

PLANNING

B2 and B8

POSTCODE

CV6 5RE

WHAT THREE WORDS

///CLUBS.LEADER.CREST

For further information or to arrange an inspection please contact the joint agents:



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