

TRIUMPHTRADEPARK.CO.UK

AVAILABLE NOW

TRIUMPH TRADE PARK

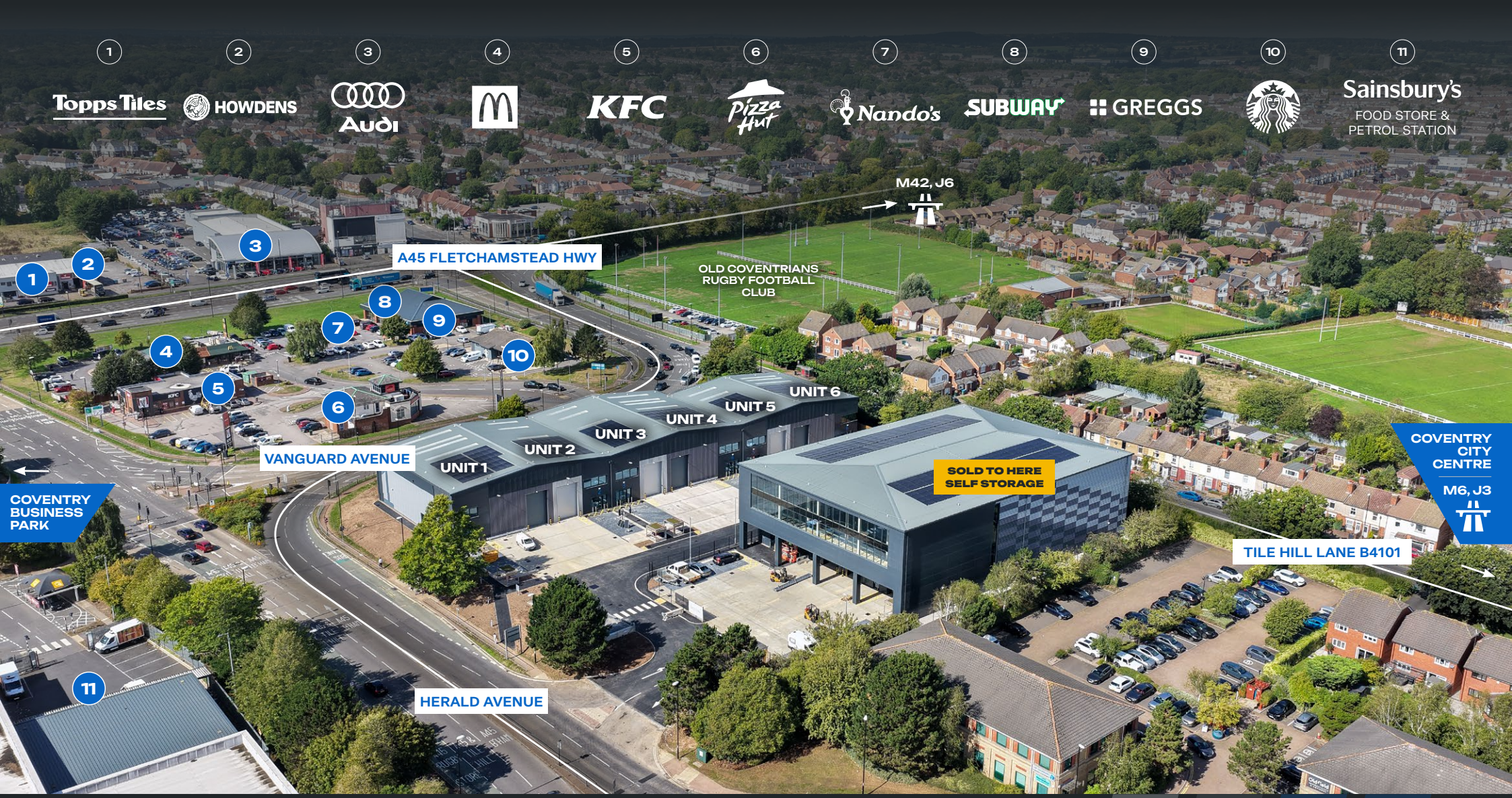
HERALD AVENUE
COVENTRY **CV5 6UB**

3,010–25,685 SQ FT TO LET

(279–2,383 SQ M)

A NEW DEVELOPMENT OF 6 INDUSTRIAL/WAREHOUSE UNITS

UNIT 7 SOLD TO HERE SELF STORAGE



TRIUMPH TRADE PARK occupies a highly prominent and very busy commercial location approximately 2 miles west of Coventry city centre, and 8 miles east of Junction 6 of the M42 motorway.

The estate is in close proximity with the A45 trunk road (Fletchamstead Highway) at its junction with Tile Hill Lane (B4101) which runs along the northern boundary of the property and Herald Avenue which runs along the southern boundary of the property.

Additionally, Vanguard Avenue runs along the western boundary. Access to the estate is from Herald Avenue. The A45 together with the A46 are the main trunk roads intersecting the city. The A45 to the south of the city links with the M45 and M1 to the east and with the M42 to the west.

Occupiers in the immediate vicinity include McDonalds, KFC, Pizza Hut, Greggs, Subway, Nandos, and Starbucks to the west.

To the south lies a Sainsburys foodstore and petrol station whilst a business park and residential properties are to the east and north of the property respectively.

Other occupiers close by include Domino's, Howdens, Topps Tiles, and a number of car dealerships including Audi, Skoda and Hyundai.

Nearby lies a new 220-bed student development for the Warwick University campus.



A brand new development of six high quality trade units totalling **25,685 sq ft** with individual units available **from 3,010 sq ft**

COVENTRY
TOWN CENTRE
JUST 2 MILES AWAY

M6/M42
EXCELLENT ACCESS
6 MILES TO J3 M6
8 MILES TO J6 M42

ESTABLISHED
COMMERCIAL LOCATION
PROMINENT & BUSY, SURROUNDED BY LEADING OCCUPIERS



Triumph Trade Park provides high-quality, modern industrial / warehouse accommodation, combining excellent specification with practical, flexible space for trade and commercial occupiers.

The units feature steel-frame construction with insulated composite cladding, 8m eaves heights, roller shutter loading doors and designated yards with generous forecourt loading areas.

Designed with sustainability in mind, the development benefits from an EPC A+ rating, BREEAM 'Excellent' certification, energy-efficient LED lighting and car parking with EV charging available.

Occupying a prominent commercial location approximately two miles west of Coventry city centre, Triumph Trade Park offers excellent connectivity to the A45, M42 and wider motorway network.

- EPC RATING A+ AND BREEAM EXCELLENT
- DESIGNATED YARD WITH GENEROUS FORECOURT LOADING
- ROLLER SHUTTER LOADING DOORS
- 8M EAVES HEIGHT
- 3 PHASE POWER
- LED LIGHTING
- REINFORCED CONCRETE FLOOR 50KN/M²
- PV PANELS ON ALL ROOFS
- CAR PARKING WITH EV CHARGING AVAILABLE

TENURE

The units are available by way of a new occupational lease.

TERMS

On application.

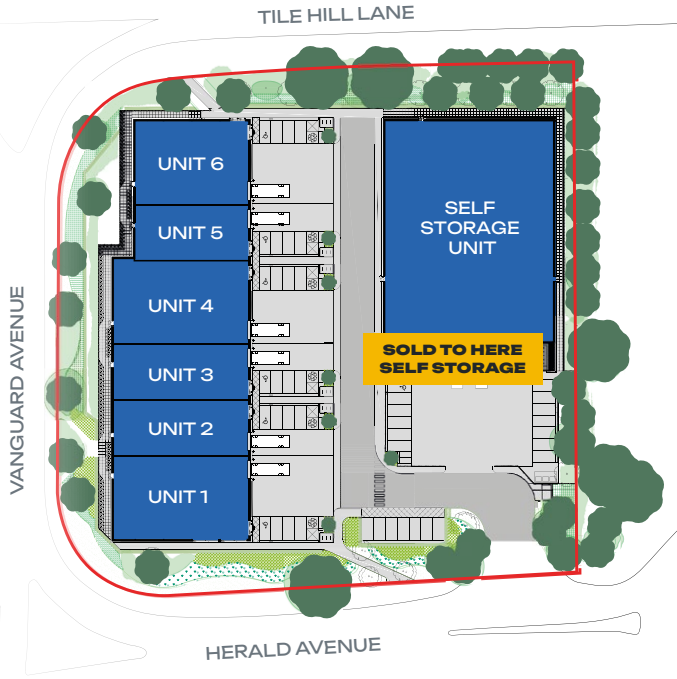


UNIT 1



AVAILABILITY (GIA)

	sq ft	sq m
UNIT 1	5,466	507
UNIT 2	3,588	333
UNIT 3	3,580	332
UNIT 4	5,427	504
UNIT 5	3,010	279
UNIT 6	4,614	428
TOTAL	**25,685**	**2,383**





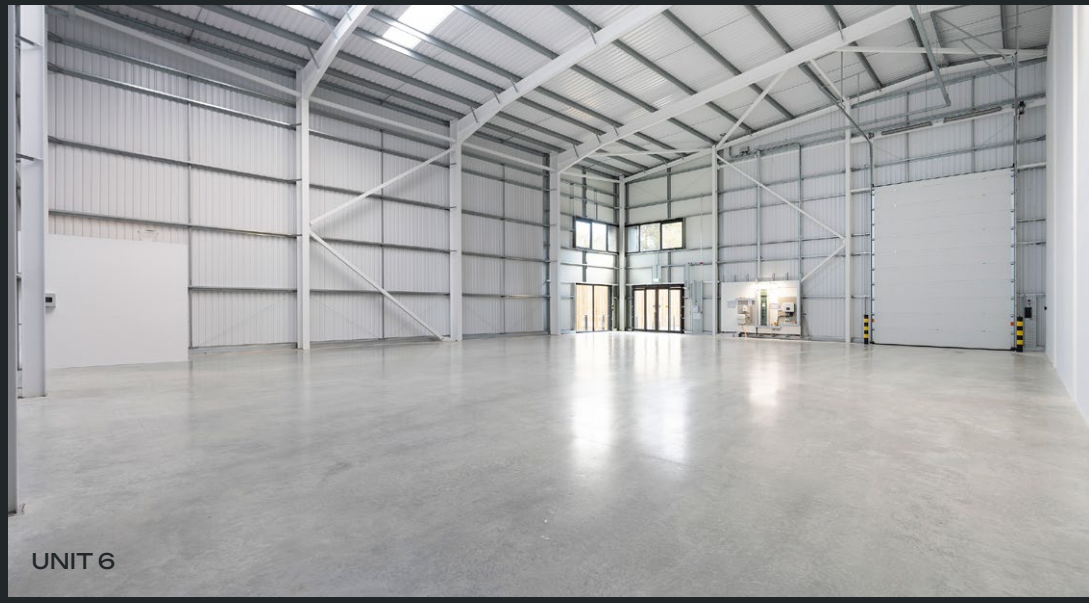



UNIT 2








UNIT 6

UNIT 6



UNIT 1



COVENTRY

Coventry is located at the heart of the UK. It is the 2nd largest city in the West Midlands, and the 11th largest in the country. Birmingham is situated 20 miles to the west and London is approximately 95 miles southeast.

The city is strategically located at the centre of the UK logistics' 'Golden Triangle', benefitting from unparalleled access to the national motorway network, immediately adjacent to the M6 and M69 Motorways, which link with the wider national motorway network including the M1, M40, M42 and M5. Approximately 85% of the UK's population is within a 4.5 hour HGV drive time, making it a highly desirable location for businesses.

Coventry is a major commercial centre, being the 11th largest city in England with a population of 388,000 and a population over 6 million living within 1 hours drive time. The City is located in the centre of England in one of the most strategic locations with a superb transport infrastructure. There is direct access to Junctions 2 and 3 of the M6 via the A46 and A444 respectively. The A45 Birmingham to Coventry trunk road provides access to the M42 to the south, which in turn links to the M40 and the M5. The M1 is approximately 19 miles to the east and can be accessed via both the M6 and the M69.

For rail, Coventry is served by the West Coast Main Line and offers regular rail services between London and Birmingham. Birmingham Airport is 11 miles to the north west of the city whilst Coventry Airport is located 5 miles south of the city centre. Coventry has had very strong links with the manufacturing industry, in particular the car industry through Peugeot and Jaguar Land Rover (JLR). The area boasts a multitude of large office HQs, established here in the 1990s and 2000s.

SIZE

The city has a population of **388,000** which has been rising at an average growth rate of 1.72% p.a. since 2011.

The average age of the population is **36.2 years** – one of the youngest cities in the UK.

Coventry is the **second largest city** in the West Midlands.

CATCHMENT

71,000 people commute to Coventry every day by road and rail.

Over **6 million** people live within 1 hour's drive of the city.

75% of the country (England) can be reached by road within a 2 hour drive from the city.

GROWTH

The city is the fastest expanding economic area and largest exporting area outside of London growing at **12% p.a.**

58,000 students at the city's two world-renowned universities, attracting increased numbers of students from over 140 different countries.

INVESTMENT

£82m regeneration of Coventry Station to include a 644 space car park and a second station building.

£300M city centre retail and leisure developments currently underway.

Coventry and Warwickshire are home to many of the **world's leading companies:**

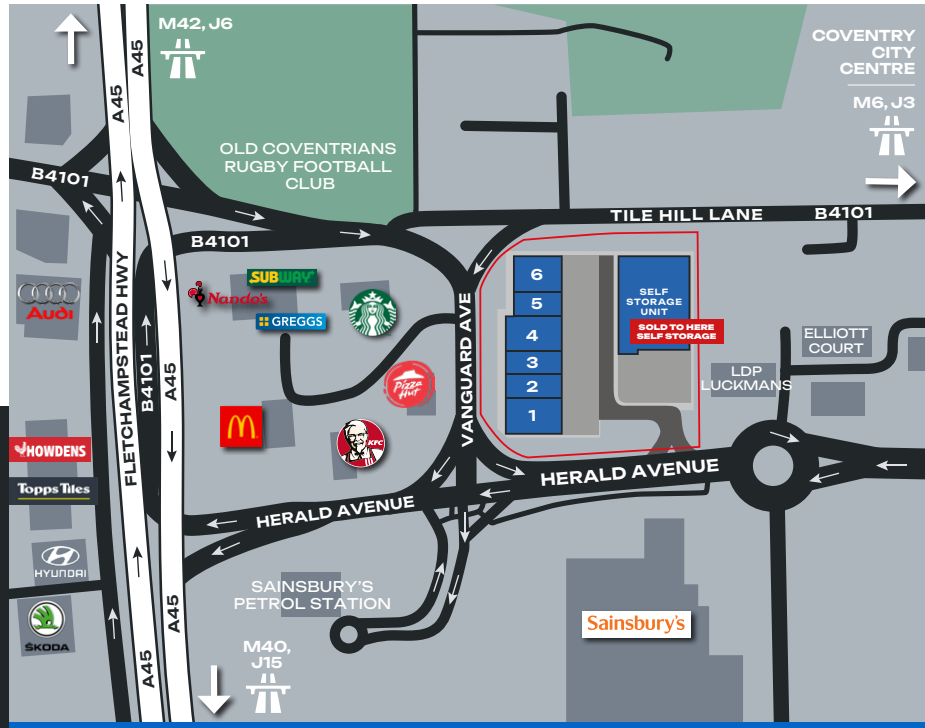
ASTON MARTIN
BMW
JLR
TATA
VOLVO
CITROËN
PEUGEOT
MEGGITT
e·on



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TRIUMPH
TRADE PARK

A development by:
xlb



what3words ///quiet.reward.remark

DISTANCES

M6, J3	6 miles
M42, J6	8 miles
M42, J5	11 miles
M40, J15	12 miles
Coventry	2 miles
Nuneaton	11 miles
Solihull	13 miles
Birmingham	20 miles

VIEWINGS

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