



PARADISE POINT
COVENTRY

Paradise Way | Walsgrave Triangle | Coventry | CV2 2TX
M6 J2 / M69 INTERCHANGE



paradisepoint.co.uk

96,117 SQ FT INDUSTRIAL/WAREHOUSE UNIT TO LET/FOR SALE

COMING SOON



LOCATION

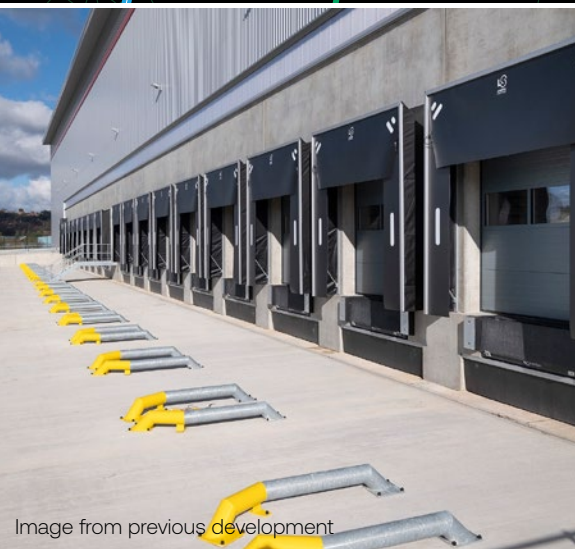
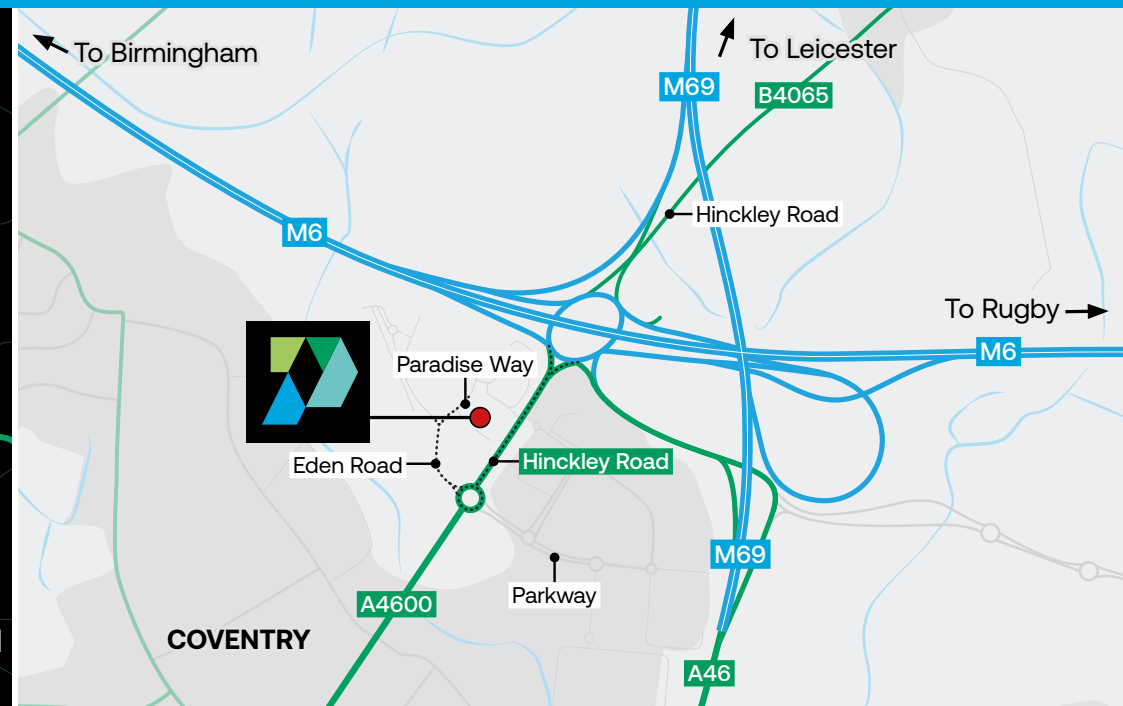
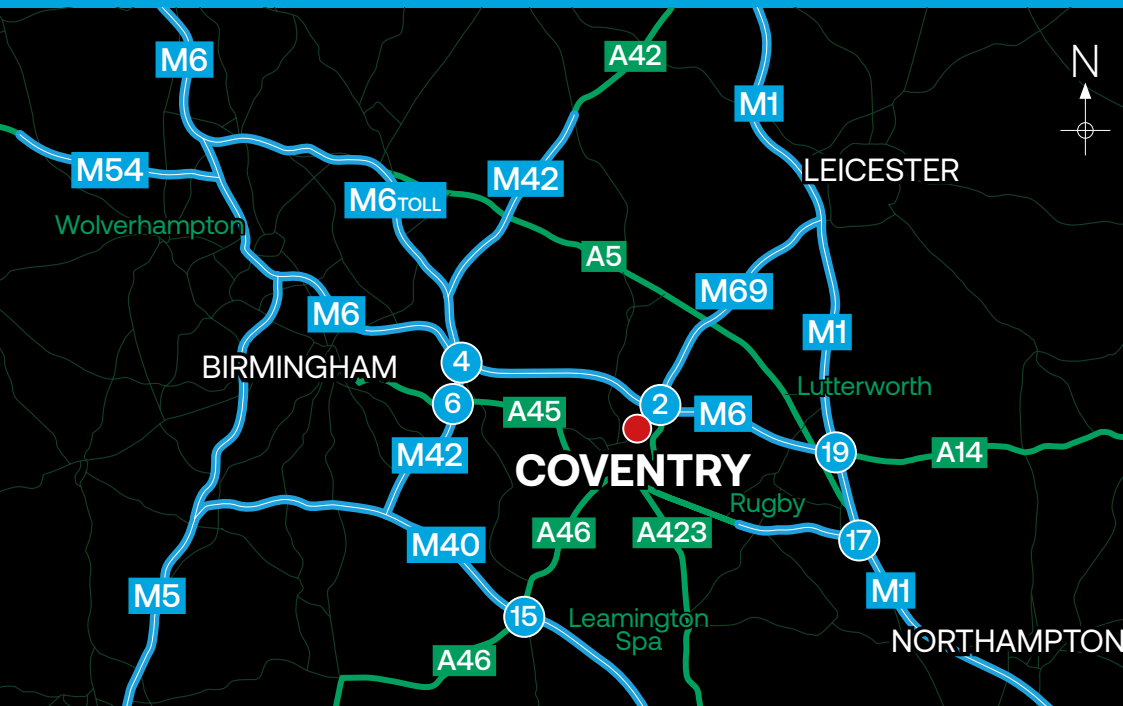
Paradise Point is a prime industrial development situated at the heart of the industrial and logistics Golden Triangle adjacent to the M6 J2/ M69 Interchange.

Designed to the highest institutional specification, the property will have the leading sustainable features and benefit from target ratings of BREEAM Excellent and EPC A suitable for warehousing and distribution or manufacturing occupiers.

Coventry has a long history of industrial activity, particularly in the automotive and manufacturing sectors. This historical base continues to support a thriving industrial environment today, with many global brands establishing or maintaining operations in the city.

The area is served by a robust transport infrastructure, including its railway station, which connects to major cities, and its proximity to the Birmingham International Airport. This makes it an ideal location for both road and rail freight, as well as air cargo.





CONNECTIVITY

Situated on the fringe of Coventry, the unit offers an exceptional location for logistics and distribution. Positioned close to M6 Junction 2 and the M69 interchange, it provides fast access to major transport routes, including the M1, M40, and A46.

This prime Midlands location ensures excellent connectivity to Birmingham, Leicester, and the wider UK road network. With strong regional and national transport links, the unit is ideal for businesses seeking efficient distribution channels. Its strategic setting makes it a highly desirable opportunity for companies looking to enhance their operational reach and accessibility.



SAT NAV: CV2 2TX
Click for Google map



WHAT3WORDS:
speeds.levels.crop

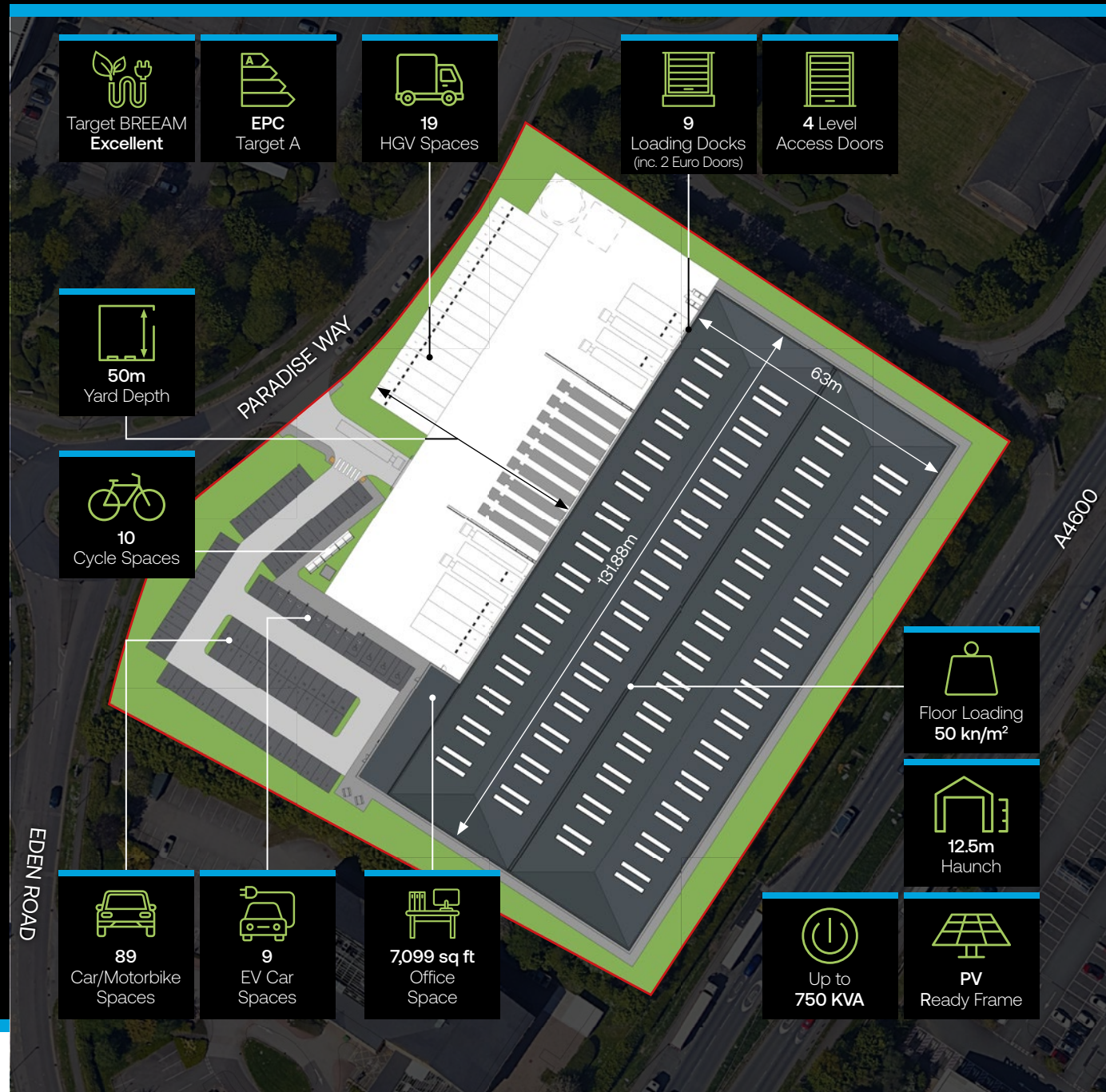
LOCATION	MILES	MINUTES	JUNCTION	MILES	MINUTES
Coventry City Centre	5	17 mins	M6 J2	0.5	2 mins
Birmingham	24	34 mins	M42 J6	15	18 mins
Leicester	29	45 mins	M6 Toll	17	19 mins
Northampton	37	46 mins	M1 J17	17	20 mins
London	96	2hr 17 mins	M40 J15	17	21 mins
Manchester	106	2hr 3 mins	AIRPORT		
			Birmingham	16	20 mins
			East Midlands	42	46 mins
			Heathrow	100	1hr 42 mins

ACCOMMODATION (GIA)

GROUND FLOOR	SQ FT	SQ M
Warehouse	89,018	8,270
Ground Floor Offices	2,433	226
FIRST FLOOR		
First Floor Offices	2,233	207
SECOND FLOOR		
Second Floor offices	2,433	226
TOTAL	96,117	8,929



Images from previous development



FURTHER INFORMATION

VAT

The property will be elected for VAT and chargeable on the property.

EPC

Target EPC rating of A.

TENURE

The property is available on a leasehold basis. Alternatively the property is available for sale, on a long leasehold basis (virtual freehold).

PLANNING

The property is suitable for industrial uses.

TERMS

Rent / price available upon application.

RATEABLE VALUE

The properties is to be assessed on practical completion of the building.

SERVICES

The property will benefit from mains electric and water. The gas supply will be to the property boundary and can be provide separately if required.

ANTI MONEY LAUNDERING REGULATIONS

The money laundering regulations require identification checks are undertaken for all parties purchasing or leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing or leasing entity.



ABOUT THE DEVELOPER



RULA DEVELOPMENTS

Established in 2016, Rula Developments is a privately owned commercial development company focusing on identifying and developing sites across the UK for immediate development or for medium to longer-term strategic development, delivering high quality buildings and schemes.

www.ruladevelopments.co.uk



Images from previous development

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MISREPRESENTATION ACT 1967

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