

Crosspoint 60, Geldgud Way

Coventry CV2 2SZ

Office, Warehouse and Warehouse/Office | 62,755 sq ft



250 kVA supply
(upgradable to 1MV)



Less than a mile for
M6 J2



Extensive modern
offices



5.6m eaves height



Cross-dock with dock
& level loading



Parking for over 150
cars

Available to Let

Crosspoint 60, Geldgud Way

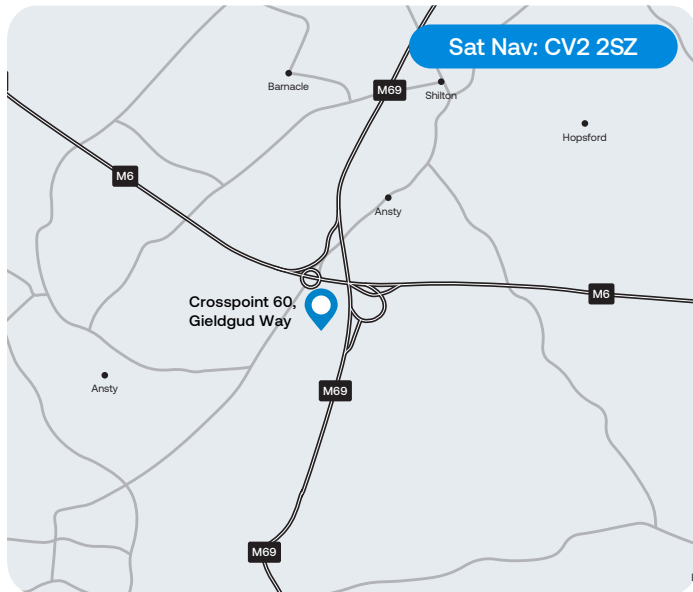
Geldgud Way

LastMileFirst | mileway.com



Location & Connections

Crosspoint 60, Gieldgud Way is strategically located on Crosspoint Business Park, on the eastern outskirts of Coventry. The site is just 0.8 miles (c. 3 minutes) from Junction 2 of the M6 motorway, providing excellent access to Birmingham, Rugby and beyond. The A46 Coventry Eastern Bypass and M69 are just 1 mile (c. 4 minutes) away. Coventry is a very popular industrial location due to its position in the “golden triangle”, with 90% of the British population being reached within 4 hours.





Description

Crosspoint 60, Geldgud Way is a modern, high-specification industrial and manufacturing facility located at the heart of Cross Point Business Park. The unit is a cross dock facility benefitting from 2 yards at each end and dock & level loading doors. Purpose-built for advanced engineering and production, it provides inclusive industrial/warehouse space ideal for automotive, technology, logistics, and light manufacturing operations.

Further information

EPC	Terms	Legal costs
EPC is available upon request.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Angelo Constantinou
Mileway
midlands@mileway.com
0121 368 1760

Ed Bunbury
Bromwich Hardy
ed.bunbury@bromwichhardy.com
02476 308 900

Edward Kennerley
Box 4 Real Estate
e.kennerley@box4realestate.co.uk
0121 769 0444



Accommodation:

Unit	Property Type	Size (sq ft)
Warehouse & canopy	Warehouse	49,794
GF Office	Office	2,906
FF Office	Office	2,866
Mezzanine	Warehouse/ Office	7,189
Total		62,755

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.