



**Coventry's Premier Logistics/  
Manufacturing Park**

[apolloanstypark.co.uk](http://apolloanstypark.co.uk)

**TO LET AVAILABLE IMMEDIATELY**

**Industrial/warehouse units  
117,076 sq ft (10,876.8 sq m)**





# Coventry's Premier Logistics & Manufacturing Park

**A**pollo, Ansty Park, Coventry is a unique and established 52 acre development strategically positioned adjacent to M6 Junction 2 and M69 Junction 1, providing unrivalled access to the UK's motorway network.

Located at the centre of the logistics, manufacturing and aerospace sectors in the UK, 90% of the population are reachable within 4 hours. The M1 is easily accessible via the M6 and M69 in less than 20 minutes, providing excellent connectivity to London and the wider UK, whilst both Daventry International Rail Freight Terminal (DIRFT) and Hams Hall Rail Freight Terminal can be reached within a circa 20 minutes' drive time.

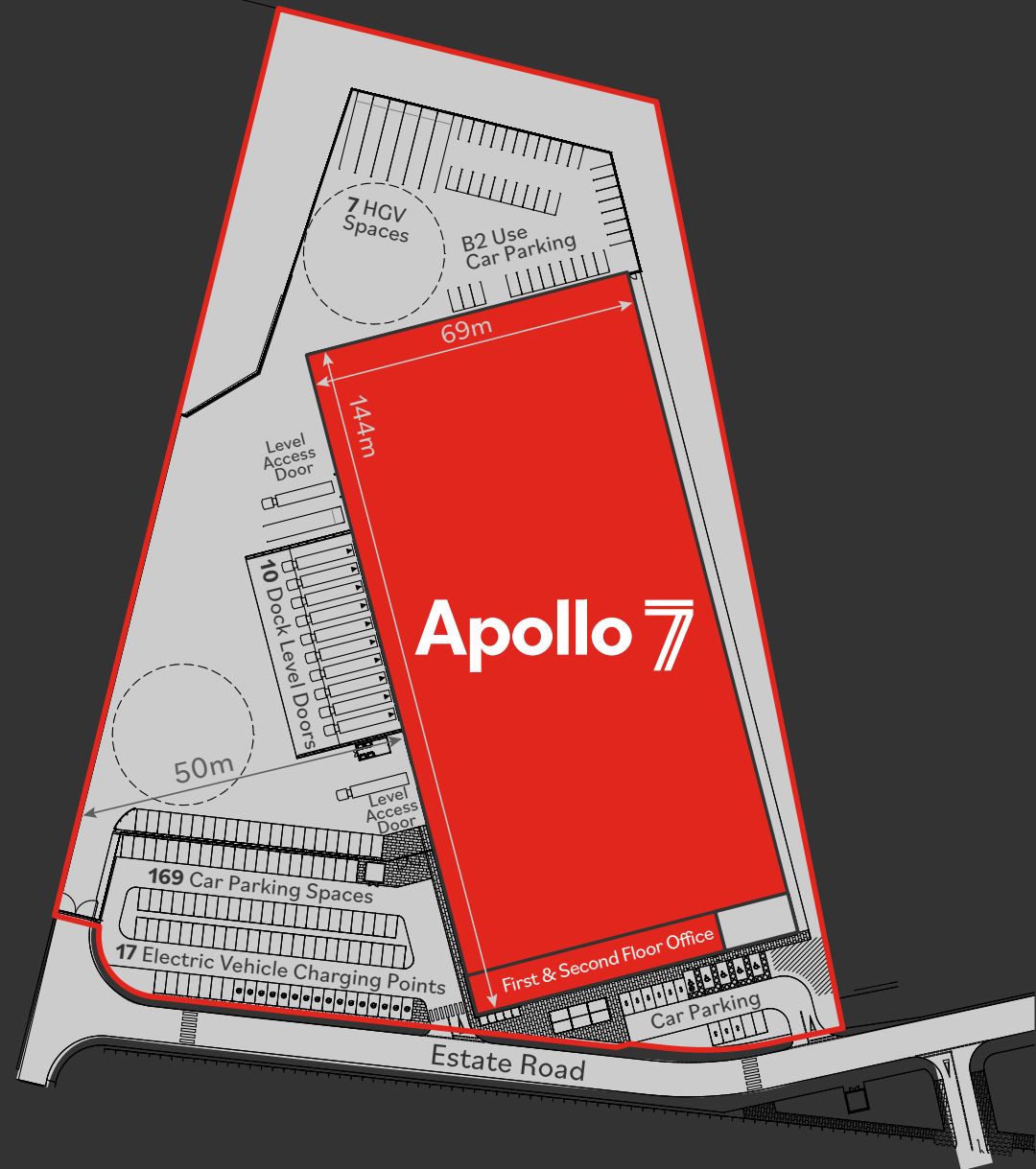


## An established community



# 117,076 sq ft / 10,876.8 sq m

	Sq M	Sq Ft
Warehouse	9,944.4	107,040
Office	932.4	10,036
<b>Total</b>	<b>10,876.8</b>	<b>117,076</b>





# Specification

## Warehouse



Clear Height to Haunch: **12.5m**



**2** Level Access Doors



**10** Dock Level Doors



Wide Aisle  
**14,784** Pallets



**0.75MVA**  
Power Supply



Narrow Aisle  
**20,020** Pallets



Floor Loading:  
**50kN/sq m**



BREEAM  
**Excellent**

## External Areas



**50m** Yard Depth



**169** car parking spaces



**17** Electric Vehicle Charging Points



**7** HGV Spaces

## Offices



High quality WC & Shower Facilities



PIR VRF Heating and Cooling



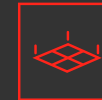
Motion Sensing LED Lighting



Carpet Tiled Floor Finish



**8** Person Passenger Lift



Suspended Ceiling with Metal Tiles



Raised Access Floor



Kitchenette Facilities



# It's all about connectivity

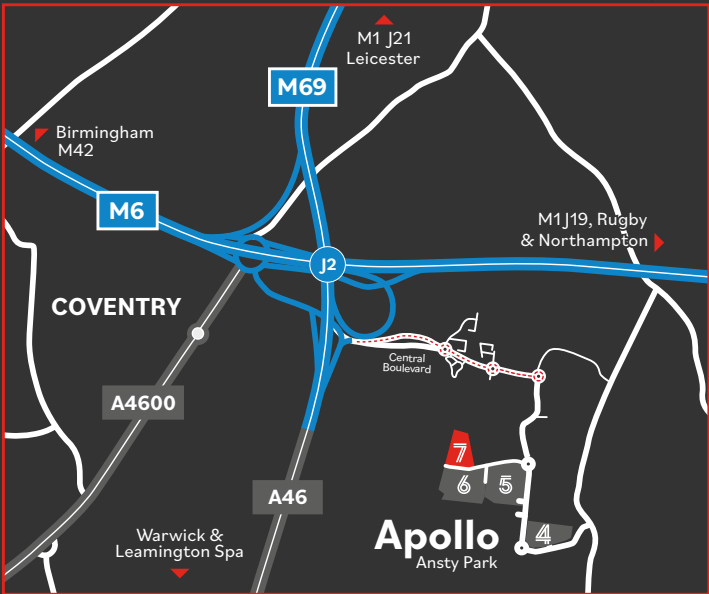
## Travel Times

Motorway	Distance	Time
M69	1.2 miles	3 mins
M6	1 miles	3 mins
M1 (J19)	12.8 miles	14 mins
M1 (J21)	16.7 miles	16 mins
M42	13.6 miles	14 mins
M40	17 miles	22 mins

City	Distance	Time
Coventry	5.3 miles	12 mins
Birmingham	25 miles	28 mins
Leicester	21 miles	28 mins
London	96 miles	1hr 50 mins

Key Parcel Hubs	Distance	Time
DHL, Ryton	5.9 miles	8 mins
Royal Mail, Middlemarch	6.3 miles	9 mins
DHL, Coventry Gateway	7.3 miles	10 mins
DPD, Hinckley	8.8 miles	14 mins
Evri, Rugby	9.7 miles	15 mins

Sat Nav: CV7 9JU    What Three Words: thrones/tidying/plodding



## Further Information

### Contact

Further information including Technical Pack, plans and specification documents are available on request through the joint agents.



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### Terms

The units are available on a new FRI leases, on terms to be agreed.



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## Soft-landing Support

Inward investment agency, Invest Coventry & Warwickshire, can help businesses to access soft-landing support in terms of skills and recruitment support / brokerage and access to finance programmes, including grants and loans.

Within skills and recruitment, support to business is bespoke to their needs but can include:

- Apprenticeships, training and skills support
- Recruitment support (including the Fair Chance Employment Programme)
- Fully funded recruitment films
- Links to Education Community

Local financial support opportunities are available for businesses location to Ansty Park that could help with initial set up and fit out costs.

For further information or to be introduced to Invest Coventry & Warwickshire, please contact the joint agents.

[www.investcw.co.uk](http://www.investcw.co.uk)  
[skillshub.warwickshire.gov.uk](http://skillshub.warwickshire.gov.uk)  
[coventry.gov.uk/invest-coventry](http://coventry.gov.uk/invest-coventry)

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