
SPRINT POINT
COVENTRY
CV5 6US
TO LET
INDUSTRIAL/WAREHOUSE UNIT
49,650 SQ FT (4612.6 SQ M)
2.52 ACRE SELF CONTAINED SITE
BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

TO LET

INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE SPACE

Set on a well established mixed use commercial development

- 10m eaves height
- 4 dock level access doors
- 2 ground level access doors
- 57kN per m2 flooring loading
- Secure site with fenced yard
- CCTV / alarm system
- Climate controlled offices
- 97 car parking spaces
- Adjacent to A45



LOCATION

SPRINT POINT IS LOCATED ON COVENTRY BUSINESS PARK

Coventry Business Park is located to the west of Coventry approximately 2 miles west of the City Centre. The park lies adjacent to the A45 which gives direct access to the greater motorway network.

Other nearby amenities include Canley Railway Station which is within walking distance and the Village Hotel, Sainsbury's and a number of restaurants.





Destination	Distance
M6/M69 (J2)	10.8 miles
M42 (J6)	8.9 miles
M6/M1 (J19)	18.4 miles
M1 (J17)	19.4 miles
M40 (J15)	12.8 miles

DESCRIPTION

VERY WELL-APPOINTED WAREHOUSE AND OFFICES ON SECURE SITE

Sprint Point comprises a modern, detached Warehouse with ancillary offices, located within a secure gated site. The property benefits from:

- 10m eaves height
- 4 dock level access doors
- 2 ground level access doors
- Quality offices
- 97 car spaces
- Secure site with CCTV

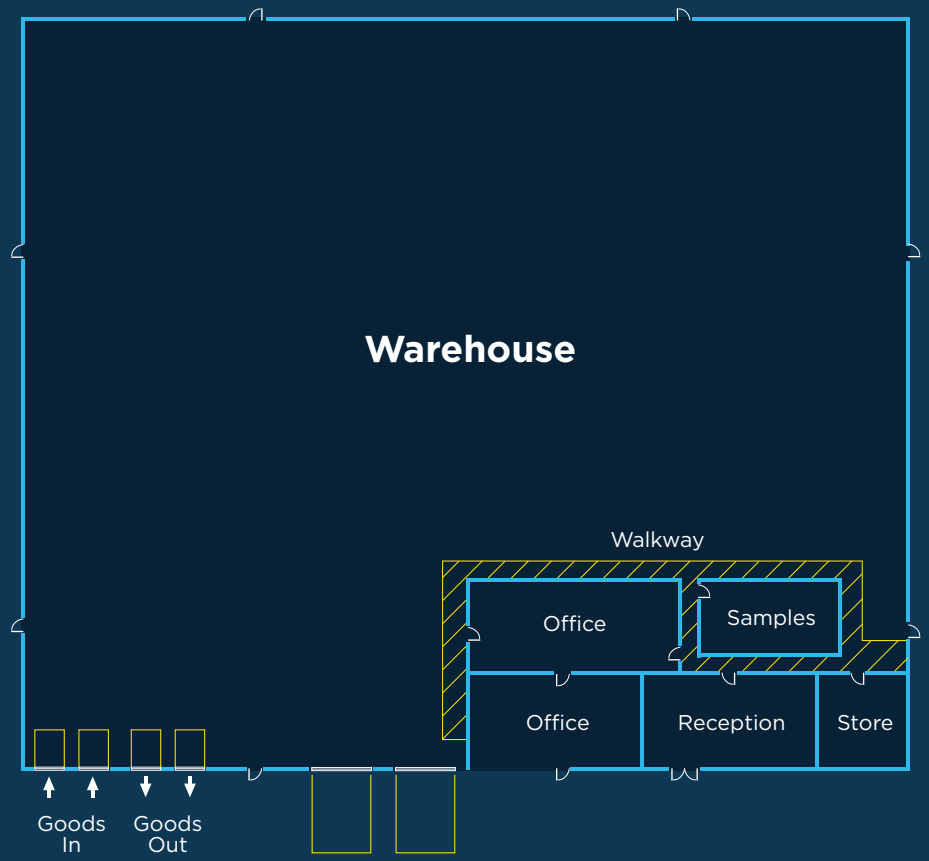
ACCOMMODATION

Area	Sq ft	Sq m
Warehouse	44,190	4,015.4
Offices	5,460	507.2
Total (GIA)	**49,650**	**4,522.6**

SITE

Situated on a self contained site of 2.52 acres (1.02 hectares)

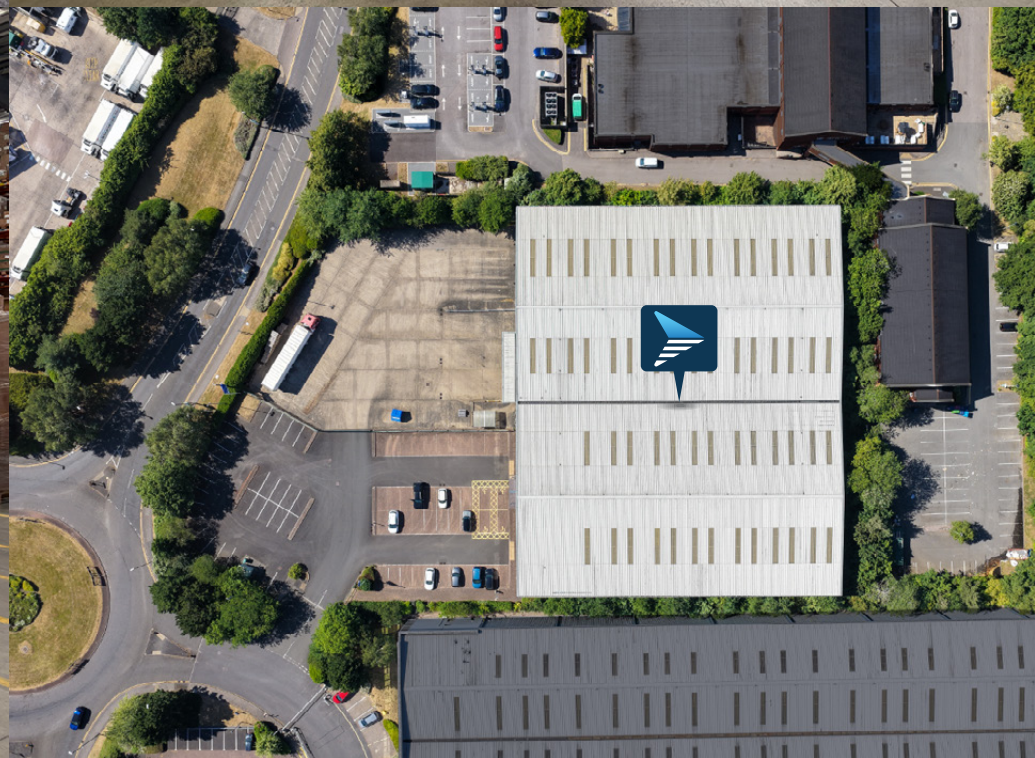
FLOORPLAN











FURTHER INFORMATION

PLANNING

We understand the site benefits from detailed planning consent for Distribution B8, General Industrial B2 and Light Industrial B1(c) and ancillary offices.

SERVICES

Electricity, gas, mains water and drainage are connected to the property. Interested parties are advised to satisfy themselves that this is the case.

TENURE

The property is available by way of an assignment of the existing Lease which expires 19 November 2032. Alternatively, subject to Landlord agreement, a surrender of the existing Lease and regrant of a new Lease.

RENT

Upon application.

EPC

B48 - A copy will be available upon request.

BUSINESS RATES

Rateable Value (April 2026): £387,500.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred.

VAT

VAT will be payable at the prevailing rate.

ANTI-MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £126 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

ENQUIRIES

VIEWING

Strictly by appointment through sole agents Bromwich Hardy.



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RICS

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to relay. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. November 2026

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