UNIT 5 CYAN PARK

PHOENIX WAY ▲ COVENTRY ▲ CV2 4QP ▲ ///WICKED.NOISE.CLUB

TRITAX BIG BOX®







To be Refurbished

Clear Working Height 8m

Detached Unit

Secure Service Yard

Dedicated Parking for 30 Vehicles

MODERN DISTRIBUTION WAREHOUSE

27,965 SQ FT TO LET - AVAILABLE Q4 2026

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Unit 5 Cyan Park is situated on the Cyan Park development, located approximately 1 mile to the north of Coventry off the main A444. Access to the motorway network can be gained via Junction 3 of the M6 Motorway which in turn, provides access to the M1, M42, M6 Toll, M5 and M40 Motorways. Coventry Mainline Railway Station is also approximately 2.5 miles away.

The property is undergoing an extensive refurbishment.



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- Clear Working Height - 8m
- Ground and First Floor Offices
- Warehouse Lighting
- 30 Car Parking Spaces
- 3 Electric Level Access Loading Doors
- Personnel Lift
- EPC C
- Secure Yard
- To be Refurbished
- Immediate Access to A444

Floor	Area	Sq Ft	Sq M
Ground	Warehouse	22,433	2,084.14
	Offices	2,641	245.36
	Ancillary	319	29.62
First	Offices	1,957	181.77
	Ancillary	615	57.1
	Total	**27,965**	**2,597.99**

Gross Internal Area



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PLACES	MILES
A444	0.1
Coventry City Centre	2
M6 Junction 2	4.4
M6 Junction 3	5.1
M69 Junction 1	10.6
M42 Junction 6	11.3
Leamington Spa	13
Northampton	37

AIRPORT	MILES
Birmingham Airport (BHX)	11
East Midlands Airport (EMA)	40

RAIL	MILES
Coventry Railway Station	2.1



FURTHER INFORMATION

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