Loades ecoparc

NOW LETTING

UNIT F

11,795 sq ft (1,096 sq m)

BRAND NEW INDUSTRIAL UNIT AVAILABLE IMMEDIATELY

BUSINESS IS GREAT
BRITAIN & NORTHERN IRELAND

COVENTRY CV7 9FW
www.loadesecoparc.co.uk













Property Highlights - Unit F

- Strategically Located with excellent connectivity to the M6 motorway and the wider Midlands motorway network
- EV Charging Facilities available on-site (including charging for HGV's), supporting sustainable transport initiatives
- Targeting a BREEAM "Very Good" Rating, delivering high-quality, environmentally conscious workspace
- Modern, Flexible Design suitable for a variety of industrial and business occupiers
- PV Solar Panels installed to enhance energy efficiency and reduce operating costs
- 7.2 Metre Minimum Haunch Height offering excellent operational flexibility and storage capacity
- Rising bollard security to both warehouse sectional overhead doors
- Secure Gated Estate with remotely monitored CCTV for enhanced site security and peace of mind

Loades ecoparc

A development by Loades Estates
www.loadesecoparc.co.uk
estates@loades.com

Description

Loades Ecoparc has been developed to a high specification, targeting a BREEAM 'Very Good' rating and incorporating a range of sustainable and energy-efficient features. Designed with modern occupiers in mind, the scheme combines contemporary architecture with environmentally conscious construction, including photovoltaic (PV) solar panels, electric vehicle charging infrastructure and distinctive aluminium barrel roof designs.

The development provides high-quality industrial and business accommodation within a secure, self-contained environment. Accessed via a gated entrance from Blackhorse Road, the estate benefits from remotely monitored CCTV and comprehensive site security including bollard security on both warehouse and sectional doors. All main utility services are available for connection.

Constructed around a steel portal frame, the unit is finished with innovative Kalzip aluminium barrel roofs and attractive Chameleon rainscreen cladding, creating a striking modern appearance. The scheme delivers flexible, future-focused accommodation suited to a wide range of manufacturing, warehouse and business occupiers.

Unit F	sq ft	sq m
Warehouse	9,765	907
Offices	2,030	189
Total	**11,795**	**1,096**











Location

Strategically positioned at the heart of the Midlands, Loades Ecoparc offers unrivalled connectivity for occupiers. Located on Blackhorse Road, Exhall, less than one mile from Junction 3 of the M6, the development provides immediate access to the region's major transport corridors, including the M69, M1, M42 and M45.

Coventry, Bedworth and Nuneaton all within close proximity, the scheme is ideally placed to serve regional and national markets while benefiting from a well-established labour pool and business environment.





LOADES ECOPARC
BLACKHORSE ROAD,
EXHALL, COVENTRY
CV7 9FW

www.loadesecoparc.co.uk

Less than 1 mile
from junction 3, M6

Viewing

By appointment through the sole agent.



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Tenure

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Service Charge

A service charge of £3 per sq ft is payable. Details available upon request.

EPC

Unit F	A(5)

Rateable Value (2026)

Unit F	To be assessed

VAT

The property is registered for VAT

Legal Costs

Each party is to bear their own legal and surveyor's costs incurred in the transaction.

Anti-Money Laundering Regulations

Please note that successful applicants will be required to pay a fee of £126.00 (including VAT), to enable us to process tenant details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.