

TO LET

Only Prominent New Build Unit on Prologis Park

Unit 2, J2 Central Boulevard, Prologis Park, Coventry, CV6 4BX



21,000 sq ft (1,950.97 sq m) GIA

- + Now built!
- + Large shared secure gated yard
- + 12 car parking spaces
- + 8m height to eaves
- + Highly visible unit from Central Boulevard

Unit 2, J2 Central Boulevard
Prologis Park
Coventry
CV6 4BX

**SHORTLAND
PENN+
MOORE**

Location

Unit 2, Plot J2 is situated at the entrance to Prologis Park, one of the City's strongest industrial locations with the benefit of on-site security in a landscaped Park. It sits approximately 1.5 miles from the M6 motorway J3 and is accessed via the A444 dual carriageway at the junction with the Ricoh Arena and retail park. The site benefits from excellent communications via the motorway network and with public transport on site, which includes a new train station at the Ricoh Arena.

Description

- Built to a shell condition allowing maximum flexibility for tenants fit out requirements
- Shared secure gated service yard
- 8m height to eaves
- Parking for in excess of 12 cars
- 2 ground floor level loading doors
- 300 amp power supply
- Toilets
- Secure park with 24/7 security

Accommodation	Sq m	Sq ft
Total gross internal area	1,950.97	21,000

Tenure

The property is available to let.

Lease Terms

The property is available on a Full Repairing and Insuring Lease for a minimum term of 5 years and maximum term of 7 years. The lease will be drawn outside of the security of tenure provisions of the Landlord and Tenant 1954 Act.

Rent

Based upon £6.75 per sq ft per annum.

Service Charge

A service charge will be payable for the maintenance and management of the park and on site security, and for maintenance of the shared service yard.

Building Insurance

The landlord will insure the property and recover an apportionment from the tenant.

Rates

Unit 2 is not yet assessed therefore the rateable value will be provided after completion.

Energy Performance Certificate

The EPC will be provided after completion.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable costs incurred in the preparation and granting of a new lease.

VAT

The property will be VAT elected and is therefore payable on the rent and any service charge.

Further Information & Viewing

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Subject To Contract



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