



## Unit 2, J2

Central Boulevard  
Prologis Park  
Coventry  
CV6 4BX

### New Build Unit

21,000 sq ft (1,950.97 sq m)  
Available To Let

Under Construction – Completion July 2017

On instructions of



**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
- 8m height to eaves
- 2 ground floor level loading doors
- Toilets
- Shared service yard
- Parking for in excess of 22 cars
- 300 amp power supply
- 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 on a Full Repairing and Insuring Lease for a minimum term of 5 years and maximum term of 10 years. The lease will be drawn excluding the security of tenure provisions of the Landlord and Tenant 1954 Act.

## Rent

Based upon £6.75 per sq ft per annum (VAT will be payable).

## Service Charge

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

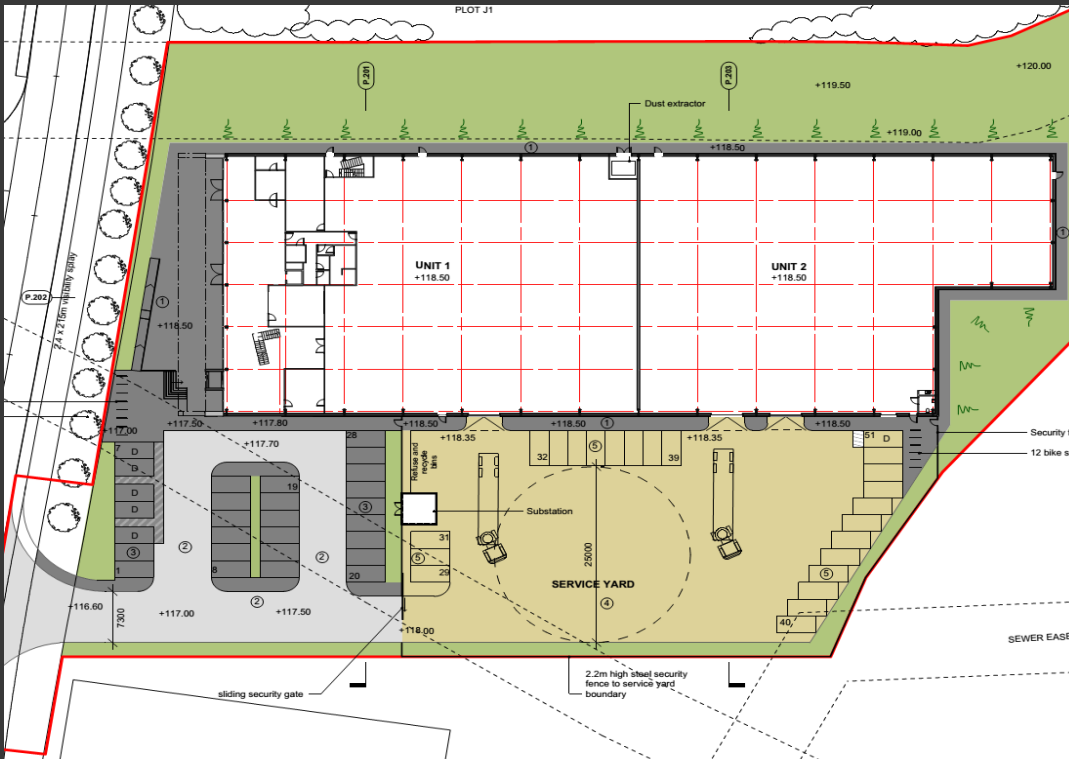
## Further Information & Viewing

**James Compton** (jamescompton@spmcommercial.com)

**024 7717 0037**

**David Allen** (davidallen@spmcommercial.com)

at Sole Letting Agents Shortland Penn + Moore **024 7623 2970**



## SP+M Ltd Important Notice:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of the contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees of Third Parties should not rely on them as statements or representations of fact, and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person employed by SP+M Ltd has any authority to make any representations or warranty whatsoever in relation to this property.
4. Unless otherwise stated all prices and rents re quoted exclusive of VAT. Subject to contract, May 2017.

**SHORTLAND  
PENN +  
MOORE**