



INDURENT

PARK HOLBROOK, COVENTRY

CV6 4QY
///ACHIEVING.RETAIN.GAINS

NEW INDUSTRIAL/WAREHOUSE UNITS
AVAILABLE NOW

UNIT 27: 14,130 SQ FT (1,312 SQ M)

UNIT 28: 14,113 SQ FT (1,311 SQ M)

UNITS CAN BE COMBINED

Now fully fitted with offices and WCs.



2.5 miles from M6 (J3).

BREEAM 'Very Good'.



Warehousing that Works.

High performance space for your business.

If you're looking for a practical and well-positioned warehouse, Indurent Park Holbrook, Coventry is a strong choice. Units 27 and 28 offer high-specification space with 8.5m clear internal height, 50kN/sq m floor loading and private gated yard areas, making them ideal for logistics or large-scale operations. Each unit includes first-floor office space and benefits from EV charging, generous parking, and 24/7 access.

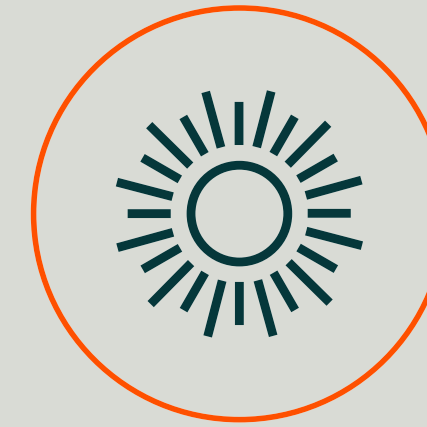
An ideal location for Coventry.

Located on Holbrook Lane, a well-established industrial area in Coventry, close to the A444. Approximately 2.5 miles north of the city centre and 2.5 miles south of junction 3 of the M6 motorway, which in turn provides excellent access to the nearby M1, M6, M40, M42, M45 & M69 motorways.

Local occupiers include Meggitt, Huws Gray and Unipart, Coventry Building Society Arena and Arena Park Shopping Centre are close by.



Fully fitted with offices and WCs.



15% warehouse roof lights increasing natural daylight.



Secure industrial park with ability for gated rear yard.



BREEAM 'Very Good'.



EPC B rating.



Warehousing that Works.

Why choose Indurent Park Holbrook?



Over 6 million people live within 1 hour's drive of Coventry city centre.*



In the Golden Logistics Triangle - within a 4-hour drive of 90% of the UK population.**



The third fastest growing city in the UK, an increase of 8.9% from 2011.***



Less than 12 miles away from Birmingham and Coventry airports.

* Coventry & Warwickshire Local Enterprise Partnership. **Office for National Statistics Census 2021. *** newgrove.com/uk-towns-cities-biggest-and-lowest-population-growth/



Warehousing that Works.

Aerial plan.



- UNIT 27 & 28
- EVRI
- POTENZA
- TROPHYME
- FRESHEST GREENGROCERS
- CARECO
- CLIFTON BATHROOMS
- WURTH
- BMM ENERGY
- OCTAGON
- TRITIUM
- MAGDALENE
- MOBILESENTRIX
- KELVATEK
- TRITIUM
- GVAV
- EASY BATHROOMS

Masterplan.



UNIT 27		TOTAL SIZE
WAREHOUSE		12,135 SQ FT (1,127 SQ M)
OFFICE		2,175 SQ FT (202 SQ M)
UNIT 28		TOTAL SIZE
WAREHOUSE		11,937 SQ FT (1,108 SQ M)
OFFICE		2,176 SQ FT (202 SQ M)
COMBINED		TOTAL SIZE
WAREHOUSE		24,072 SQ FT (2,236 SQ M)
OFFICE		4,351 SQ FT (404 SQ M)

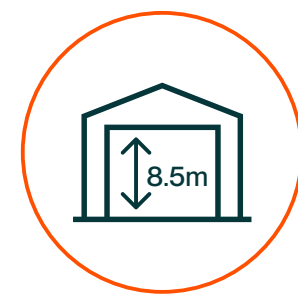


Warehousing that Works.

Masterplan is indicative.

Industrial and warehouse units 27-28.

Flexible industrial / warehouse units to be fitted with office accommodation and WCs by the landlord.



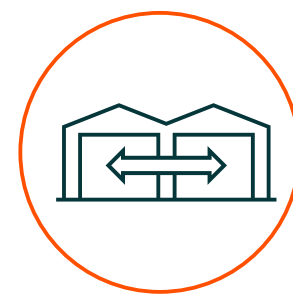
8.5m clear internal height



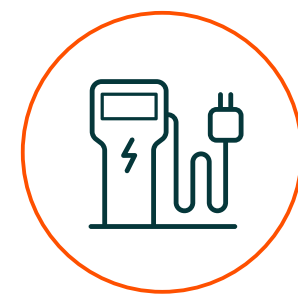
50 kN sq/m floor loading



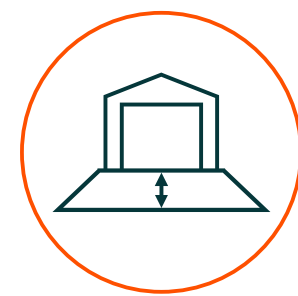
Electric loading doors



Ability to combine units



Electric car charging points



29m yard depths



Secure industrial park



Generous parking facilities



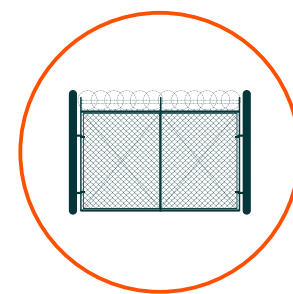
12 year collateral warranty available



24/7 access available



Office space and WCs



Ability for secure rear yard



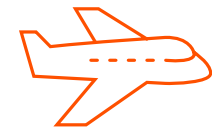
Warehousing that Works.

You're well-connected.



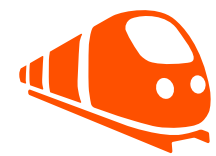
ROADS AND CITIES

Coventry City Centre	2.5 miles
M6 (J3)	2.5 miles
M42 (J6)	11 miles
M1 (J19)	17 miles
Birmingham	22.6 miles



AIRPORTS

Coventry Airport	7 miles
Birmingham Airport	11.5 miles



TRAIN LINKS

Coventry Arena Train Station	1.4 miles
Coventry Train Station	3.3 miles

Drive times

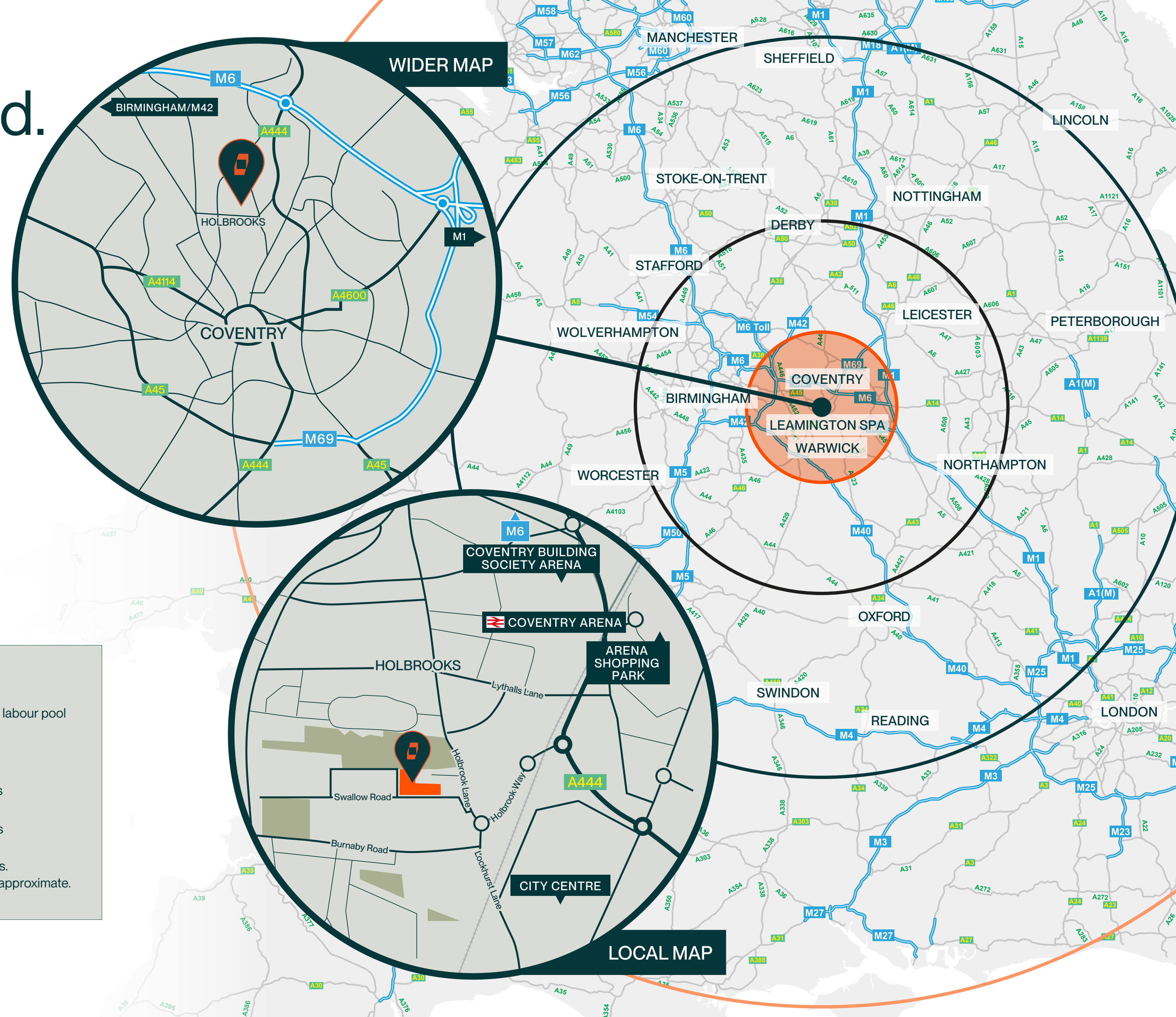
- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Maps are indicative.



Sustainability.



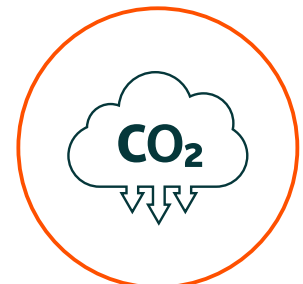
BREEAM UK New Construction 2018 (Shell & Core)
‘Very Good’ rating



Energy Performance Certificate
B rating for energy performance



Roof Lights
15% warehouse roof lights increasing natural daylight



Responsible Sourcing
Low air permeability design



Electric Vehicle Charging
Active and passive Electric Vehicle charging points



Landscaping
Landscaping including native and non-native species



Bicycle Spaces
Exterior and interior cycle storage to encourage cycling to work



Enhanced Cladding
High performance insulated cladding and roof Low air materials




Energy Metering Technology
Low speed limit restrictions to reduce emissions





JACK DUTTON

Asset Manager

 07586 696 382

 jack.dutton@indurent.com



Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. June 2026. TBDW 07705-03.