

EXHALL INTERCHANGE

J3 - M6 COVENTRY

FREEHOLD & LEASEHOLD
DESIGN & BUILD OPPORTUNITIES

UP TO 646,000 SQ FT AVAILABLE ON MULTIPLE UNITS





EXX HALL
INTERCHANGE
J3-M6 COVENTRY

BIRMINGHAM

M6

BOWLING
GREEN LANE

CHURCH LANE

RUGBY (M69/M1)

FREEHOLD & LEASEHOLD DESIGN & BUILD OPPORTUNITIES

EXX HALL
INTERCHANGE
J3-M6 COVENTRY

EXHALL INTERCHANGE

THE HOME OF URBAN LOGISTICS



BREEAM®

**BREEAM target
Excellent**



**EPC
Target A**



**Net Zero Carbon
Pathway**



**Prominent
frontage to J3 M6**



**4MVA
Incoming Power**

FREEHOLD & LEASEHOLD DESIGN & BUILD OPPORTUNITIES

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INTERCHANGE
J3-M6 COVENTRY

LABOUR/ DEMOGRAPHICS

WORKING POPULATION

Within 30 minutes of the scheme

550,000

Coventry, Nuneaton and Bedworth

270,000



30% of job roles are in manufacturing & logistics/ supporting roles.



A further **13%** more jobs will be needed over the next 5 years.



Planning & Delivery

The site benefits from an outline planning application for the development of up to 646,000 sq. ft of commercial/industrial floor space (use classes B2/B8/E(g)(ii)(iii)) including ancillary office space (use class E(g)(i)) together with internal access roads, service yards, parking, landscape, drainage and associated works with all reserved matters (appearance, landscaping, layout and scale) except for access to Bowling Green Lane and the widening of the carriageway of School Lane and associated works at land west of Bowling Green Lane.

The site is available on a freehold or leasehold basis for design and build opportunities.

Indicative Masterplan



Areas

Unit 100	Sq Ft	Sq M
Warehouse Area	129,756	12,055
Office Area (incl. GF core)	14,417	1,339
Gatehouse	300	28
Unit 100 GIA	144,473	13,422
Unit 200	Sq Ft	Sq M
Warehouse Area	272,410	25,308
Office Area (incl. GF core)	33,548	3,117
Transport Office	2,500	232
Gatehouse	300	28
Unit 200 GIA	308,758	28,684
Unit 300	Sq Ft	Sq M
Warehouse Area	146,579	13,618
Office Area (incl. GF core)	17,270	1,604
Transport Office	2,500	232
Gatehouse	300	28
Unit 300 GIA	166,649	15,482



10% EV charging (min)



1 dock access door per 10,000 sq ft



2 x EV docks >100,00 sq ft



2 x level access loading doors



50m yard depths



PV enabled



Eaves height 18-20m



Unit size up to 484,000 sq ft



BREEAM Excellent & EPC A



Path to Net Zero Carbon

AN EXCELLENT LOCATION



Drive Distance

J3 M6	<1 mile
Coventry	5 miles
Birmingham Airport	1.5 miles
Birmingham	2.2 miles
J2 M69	2.1 miles
Birmingham International Station	14.6 acres
Birmingham International to London Euston	1hr 21mins

For further enquires please contact the following agents:

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