

PROLOGIS PARK
RYTON

A 45 | COVENTRY
CV8 3EA



LAST REMAINING PLOT AT PROLOGIS PARK RYTON
INDUSTRIAL / DISTRIBUTION BUILDING TO LET

DC8: 148,680 SQ FT



prologis.co.uk/ryton

PROLOGIS PARK RYTON DEMAND

An exclusive opportunity to secure bespoke high quality Grade 'A' accommodation built to meet customer's operational needs. Perfectly located with easy access to the UK's key rail and air freight terminals and minutes from the M6. Prologis Park Ryton is proven to be one of the most sought after locations in the UK, with occupiers including JLR, DHL and Pantos Logistics. This unique combination makes Prologis Park Ryton the ideal place for your business.



MINUTES FROM THE UK'S NATIONAL
MOTORWAY NETWORK WITH FAST
ACCESS TO M6 AND M69



ACCESS TO HAMS HALL AND
DIRFT WITHIN 30 MINUTES



AT THE HEART OF THE UK'S
AUTOMOTIVE CLUSTER, WITH
OCCUPIERS INCLUDING JLR,
BMW, AND TOYOTA.





DC7



DC1



DC5



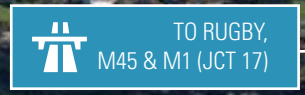
DC2



DC4



DC3

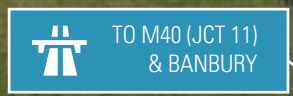


A45

A423

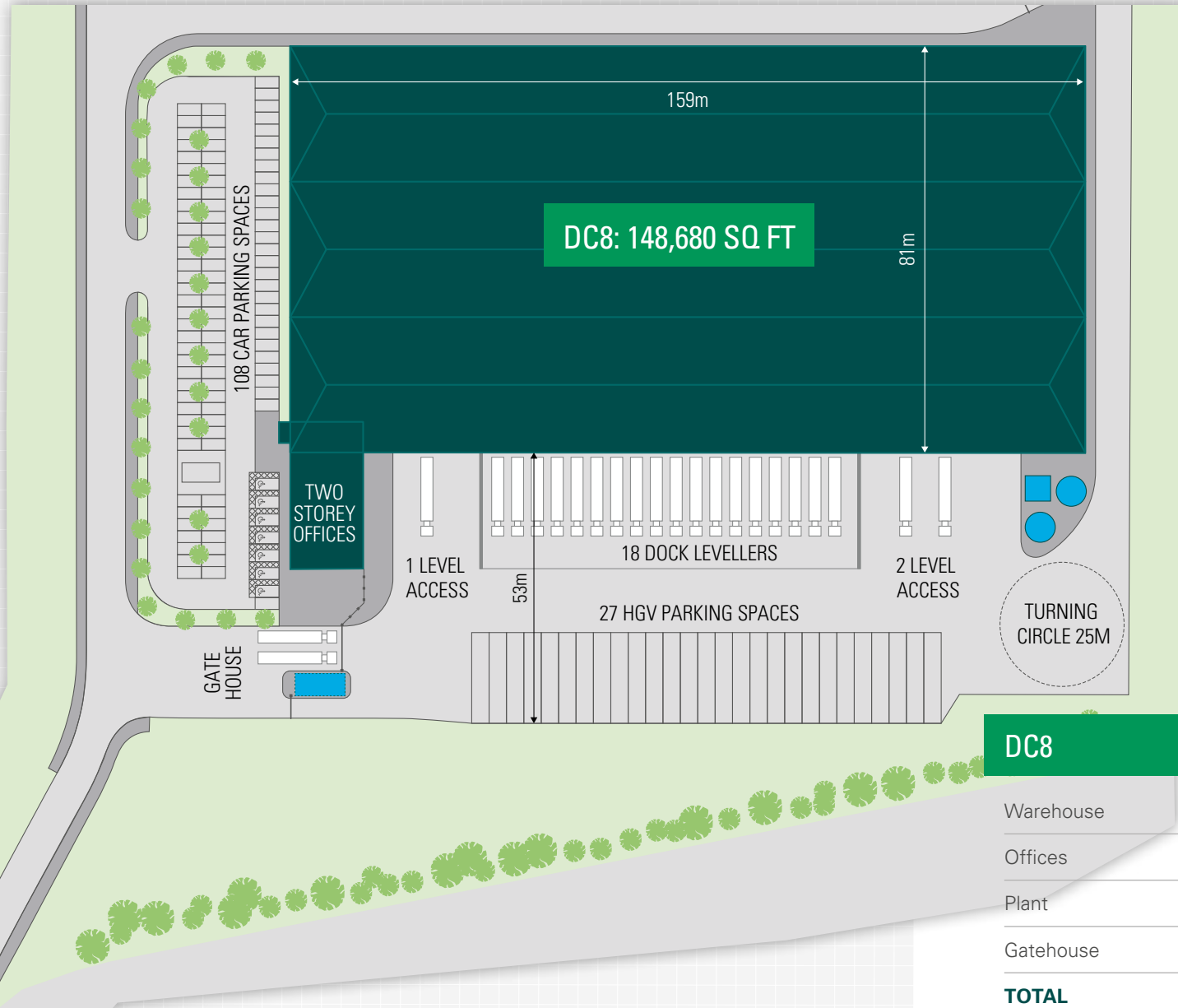
DC8: 148,680 SQ FT

DC9: 333,565 SQ FT



A423





DC8 BUILD TO SUIT

Warehouse	138,815 sq ft	12,896 sq m
Offices	8,770 sq ft	815 sq m
Plant	860 sq ft	80 sq m
Gatehouse	235 sq ft	22 sq m
TOTAL	148,680 SQ FT	13,813 SQ M

Clear internal height: 12.5m

All sizes relate to the approximate GIA.
Sprinklers and tanks are tenant fit-out items.

PROLOGIS PARK
RYTON
YOUR TERMS

CREATING A BESPOKE BUILDING AT PROLOGIS PARK RYTON
 ALLOWS YOU TO SPECIFY A WAREHOUSE OR INDUSTRIAL
 FACILITY **TAILORED TO THE EXACT NEEDS** OF YOUR BUSINESS.



Indicative CGI of Prologis Ryton



Indicative interior

Building specification includes:

**WAREHOUSE /
 WORKSHOPS**

- Hörmann dock leveller doors*
- Hörmann level access doors*
- Floor loading 50kN/m²
- FM2 floor
- Rack leg loading up to 7 tonnes per leg

* Free 3 year service and maintenance package

EXTERNAL

- LED security lighting
- Landscaped surroundings
- Minimum 53m yard depth
- Gatehouse

OFFICES

- 2-storey offices
- Double glazing
- Gas central heating
- Raised access floor
- Fully carpeted throughout
- Suspended ceilings
- LED lighting

ENVIRONMENTAL

- PV panels to accommodate 10% of base regulated energy load
- Energydeck energy monitoring system

**ENVIRONMENTAL
 CERTIFICATION**

- Minimum standard of BREEAM 2014 'Very Good'
- Minimum EPC 'A' rating
- The Planet Mark certification

PROLOGIS PARK RYTON TIME

FAST ACCESS TO THE M6, M69, M45 & M1 MOTORWAYS

1 MINUTE FROM ADJACENT A45 WITH FAST ACCESS TO M6 NORTH, M69 AND M45

12 MINUTES FROM COVENTRY CITY CENTRE LESS THAN 5 MILES AWAY

24 MINUTES FROM DIRFT LOCATED WITHIN 16 MILES

45 MINUTES TO BRITAIN'S BUSIEST PURE CARGO AIRPORT - EAST MIDLANDS INTERNATIONAL AIRPORT



SUPERIOR LOCATION

Located at the heart of the UK's automotive cluster, within minutes of the UK's national motorway network. Prologis Park Ryton provides fast access to M6, M69 and M45 and is only 5 miles from Coventry City Centre.

INFRASTRUCTURE

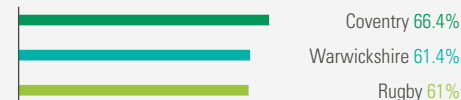
Recent improvements have been made to the nearby A45/A46 Tollbar End roundabout.

DRIVE TIMES	Miles	Minutes
M6	6.5	11
M69	5.8	12
M40	13	15
M1 J17	14	16
M42	14	20
DIRFT	16	24
M6 Toll	22	26
M5	32	36

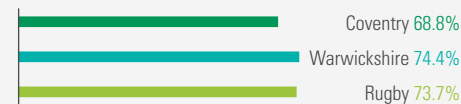
REGIONAL SUPPORT

Prologis Park Ryton is ideally placed to benefit from Coventry, Warwickshire and Rugby's labour pools and serve the growing demand for more local jobs within the manufacturing, logistics, service and retail sectors.

HIGH WORKING POPULATION

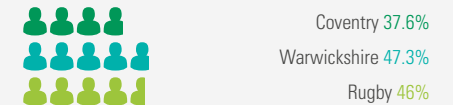


HIGHLY SKILLED WORKFORCE – NVQ 2 AND ABOVE

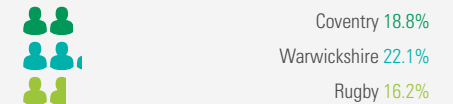


EMPLOYMENT BY OCCUPATION

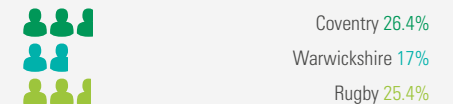
MANAGERIAL



ADMINISTRATIVE AND SKILLED



PROCESS, PLANT, MACHINERY AND ELEMENTARY



PROLOGIS PARK
**RYTON
CALL**

SERVICES DESIGNED TO SUPPORT OUR CUSTOMERS BUSINESS OPERATIONS



Green travel plan



On-site parking controls



ANPR control and regulation



Maintained private roads



Snow clearance/road gritting



Maintained park drainage



Maintained landscaping



Park signage



Litter picking



Customer estate meetings



Community liaison

ESTATE MANAGEMENT AND PARK SERVICES

At Prologis, we aim to create a high quality working environment for all our customers. Our buildings are on Prologis Parks, which we own, manage and maintain, so when customers move to one of our buildings, they can benefit from a range of park-wide services that we have designed to support their business operations.

ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics property in the UK and worldwide.

We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible.

Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit:

PROLOGIS.CO.UK

CONTACT

**AVISON
YOUNG**
024 7663 6888
avisonyoung.co.uk

ROBERT RAE
robert.rae@avisonyoung.com

ROB WATTS
rob.watts@avisonyoung.com

JLL
0121 643 6440
jll.co.uk/property

CARL DURRANT
carl.durrant@eu.jll.com

CHRIS CLARK
chris.clark@eu.jll.com

M1
M1AGENCY.CO.UK
0121 726 9050

RICHARD LUDLOW
richard.ludlow@m1agency.co.uk

MYLES WILCOX-SMITH
myles.wilcox-smith@m1agency.co.uk

prologis.co.uk/ryton

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