

# Q GOLIATH 1



CROSS POINT BUSINESS PARK, COVENTRY



**TO LET**

**NATIONAL DISTRIBUTION  
CENTRE AND LOGISTICS HUB**

**666,044 SQ FT**  
(61,877 SQM)

**ENTER**





CROSS POINT BUSINESS PARK  
COVENTRY CV2 2TA

HOME  
THE BUILDING  
SPECIFICATION  
REFURBISHMENT  
SITEPLAN  
AERIAL  
LOCATION  
FURTHER INFORMATION



# THE LARGEST AVAILABLE WAREHOUSE IN THE UK

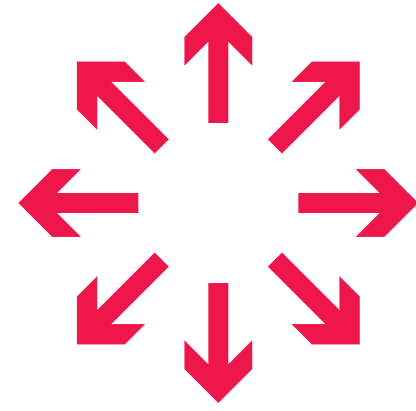
VIEW SPECIFICATION [▶](#)



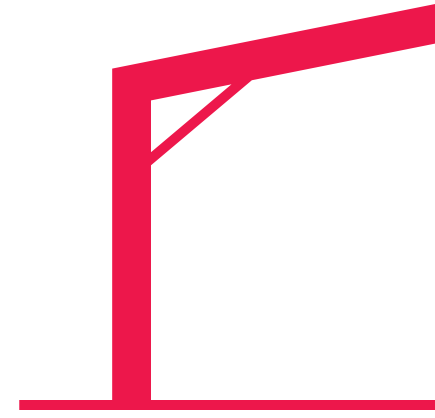


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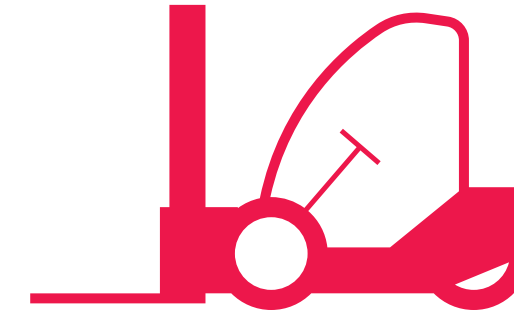
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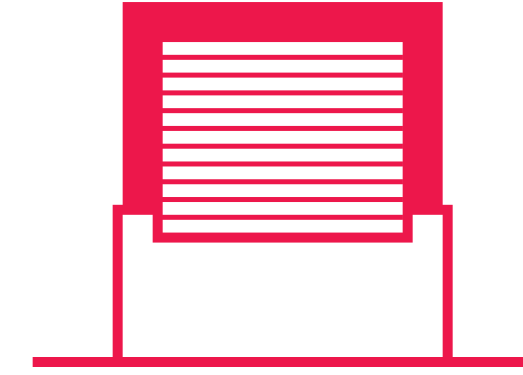
**120,000 SQ FT**  
(2.8 acres) expansion land



**16.2 M**  
high bay warehouse



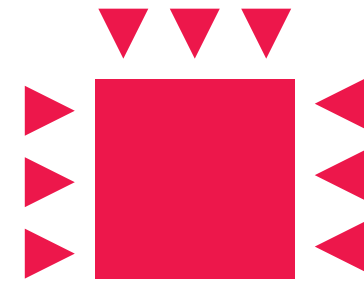
**8.4 M**  
picking & dispatch area



**119**  
dock loading doors



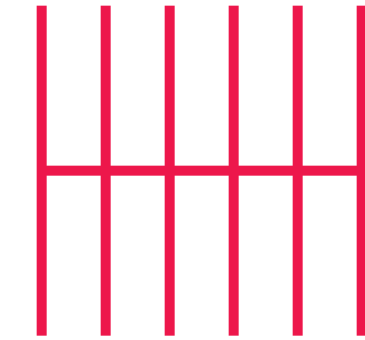
**1 LEVEL**  
access door



**LOADING**  
on three elevations



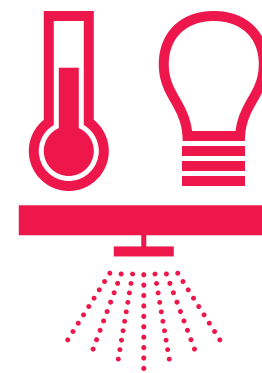
**102**  
trailer spaces



**210**  
car parking spaces



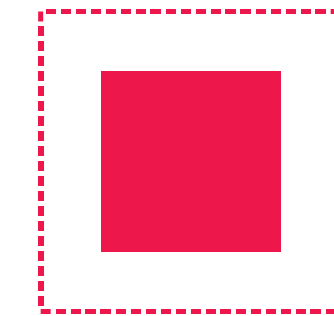
**2 MEGAWATT**  
power supply



Heating, lighting  
& sprinklers



**SECURITY**  
gatehouse & fully secure site



**40.9 ACRE**  
site area





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# GOLIATH TO UNDERGO A FULL REFURBISHMENT PACKAGE

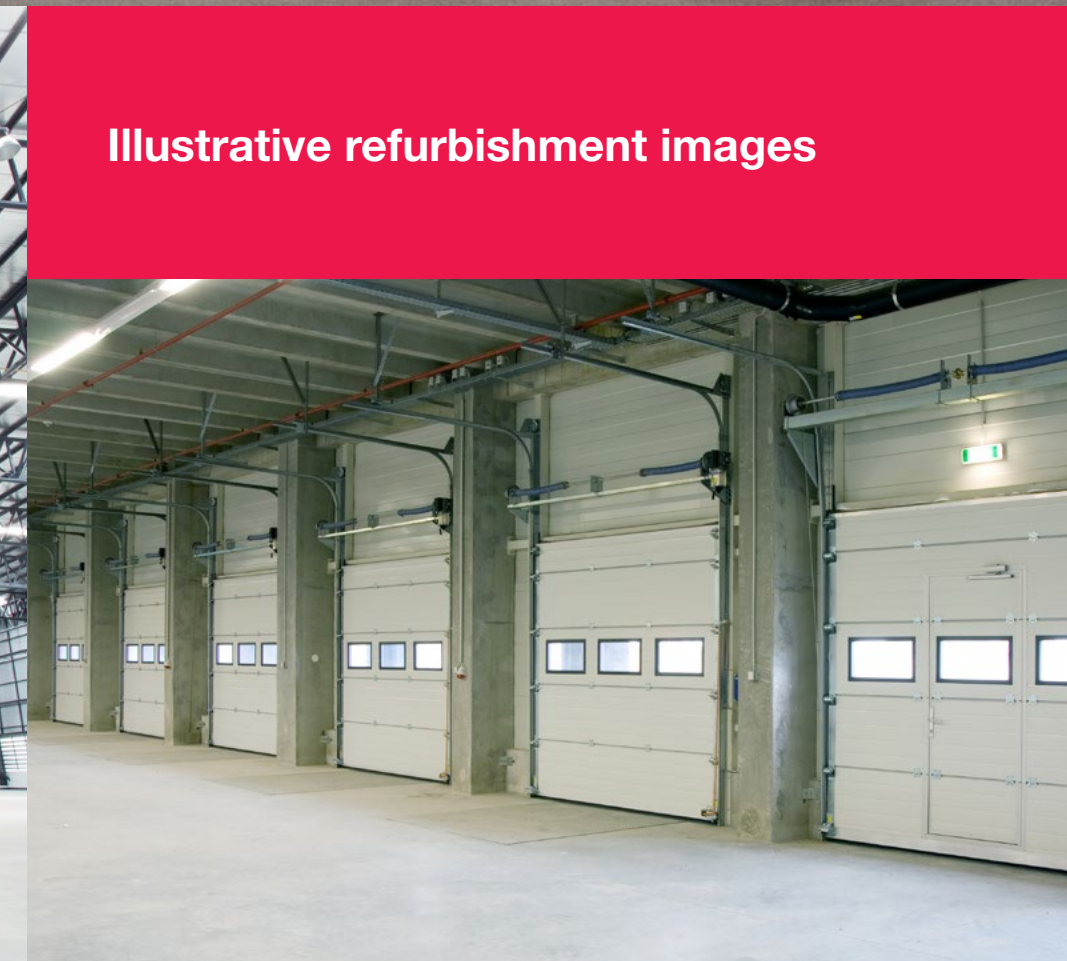
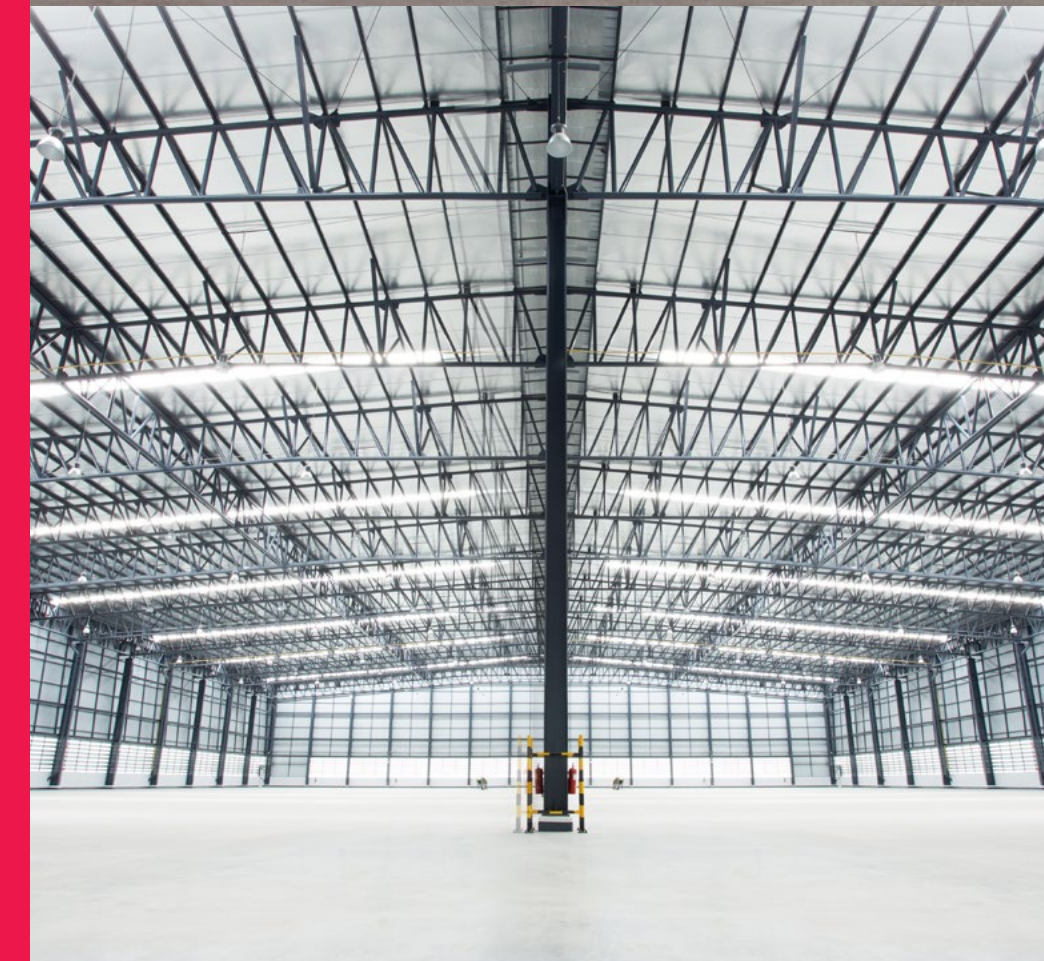


The unit will be subject to a full refurbishment package to be undertaken by Wates  
[www.wates.co.uk](http://www.wates.co.uk)

The specification includes:

- > REPLACE ALL ROOF LIGHTS, JET WASH AND RELINE WHERE NEEDED
- > TEST AND COMMISSION ALL LOADING DOORS
- > CLEAN FLOOR SLAB AND REPAINT ALL COLUMN SUPPORTS
- > INSTALL NEW LED LIGHT FITTINGS LINKED TO PIR IN WAREHOUSE
- > TEST AND COMMISSION SPRINKLER SYSTEM
- > TEST AND COMMISSION ALL HEATING SYSTEMS

Further information on the comprehensive refurbishment package is available on application.



Illustrative refurbishment images







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# LOADING ON THREE ELEVATIONS AND FULL SITE CIRCULATION

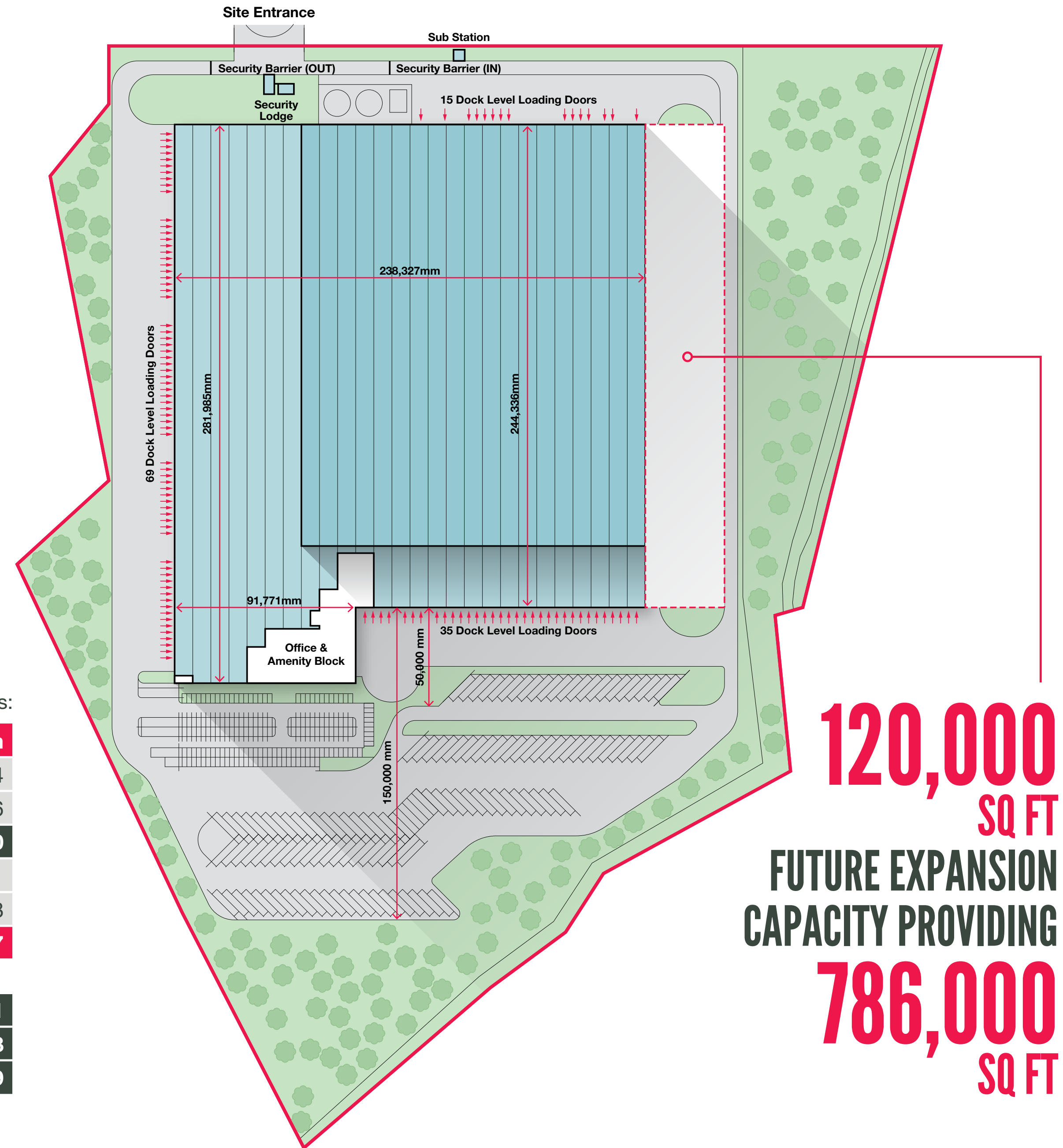
## ACCOMMODATION

The premises provides the following approximate gross internal areas:

Description	Sq ft	Sq m
High Bay Storage (16.2 m)	400,841	37,239.4
Low Bay Area	245,636	22,819.6
<b>Warehouse – Total</b>	<b>646,477</b>	<b>60,059.0</b>
Offices – ground floor	19,408	1,803.1
Gatehouse	159	14.8
<b>Total Area (GIA)</b>	<b>666,044</b>	<b>61,877</b>

North loading mezzanine	16,513	1,534.1
South loading mezzanine	22,903	2,127.8
Additional mezzanine	19,848	1,843.9

\*Ability to extend by 120,000 sq ft.



**120,000**  
SQ FT

FUTURE EXPANSION  
CAPACITY PROVIDING

**786,000**  
SQ FT

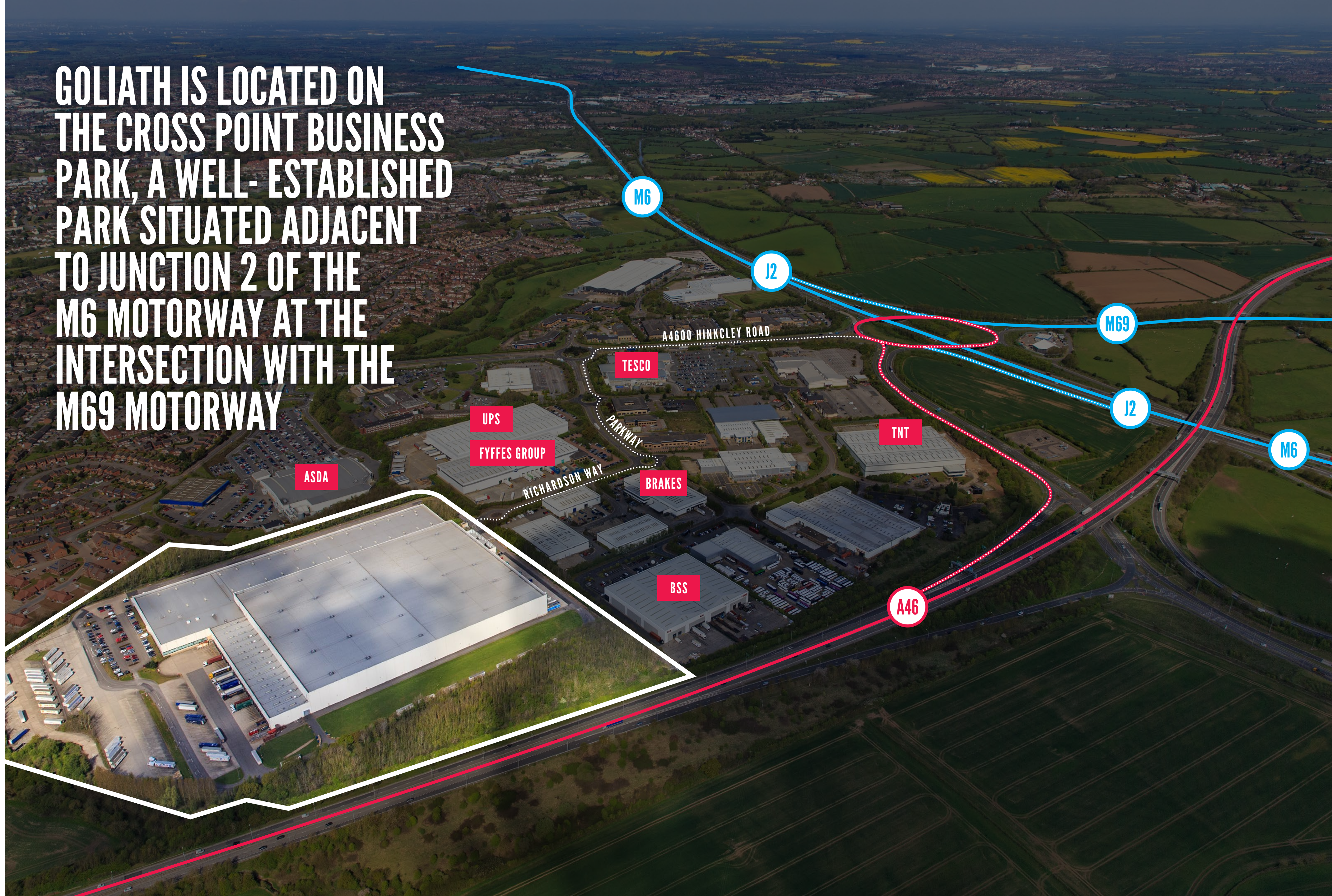




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GOLIATH IS LOCATED ON  
THE CROSS POINT BUSINESS  
PARK, A WELL- ESTABLISHED  
PARK SITUATED ADJACENT  
TO JUNCTION 2 OF THE  
M6 MOTORWAY AT THE  
INTERSECTION WITH THE  
M69 MOTORWAY







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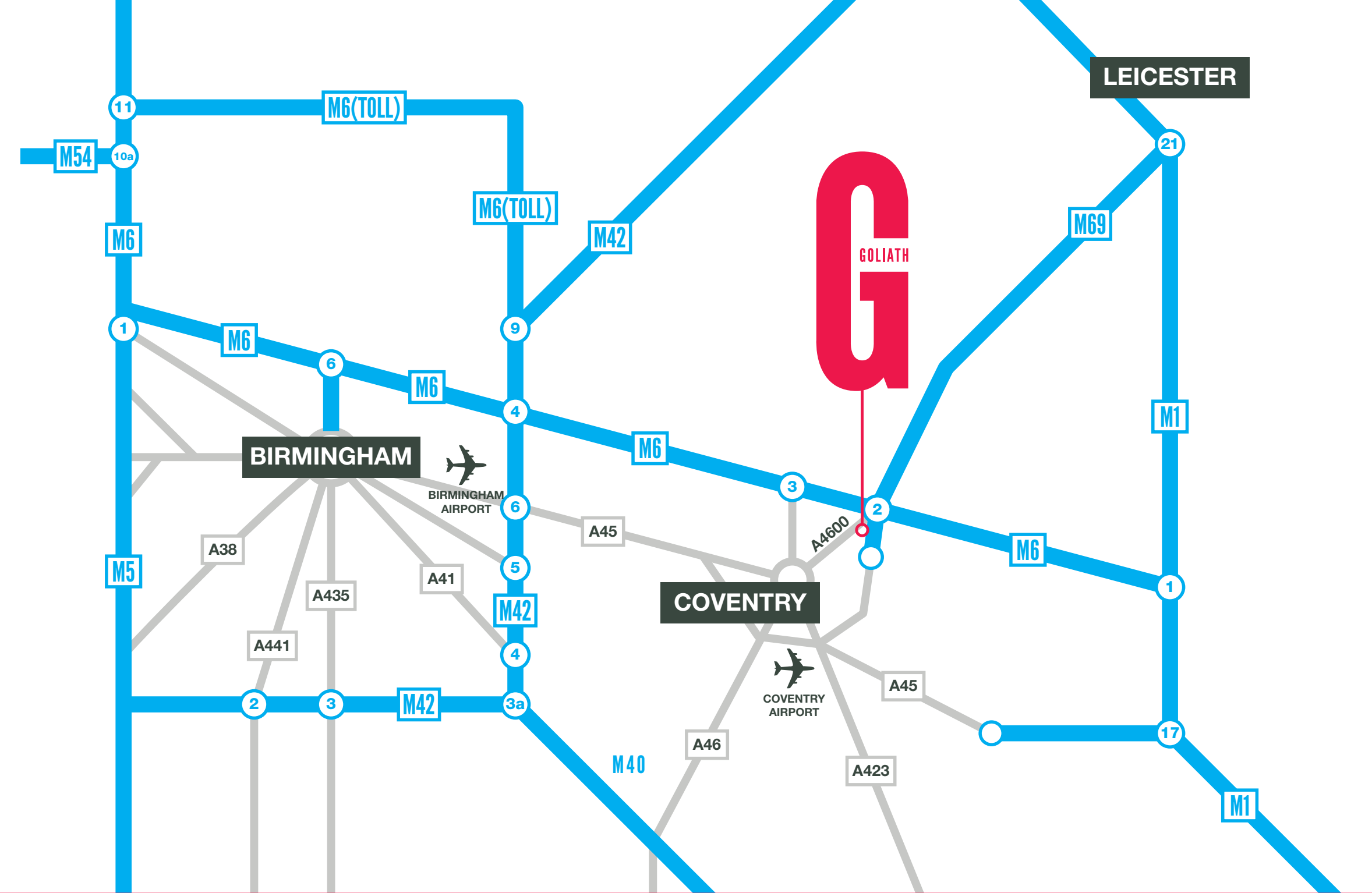


SITUATED WITHIN THE  
**GOLDEN TRIANGLE**

## LOCATION

The property is accessed from the M6 via the A4600 dual carriageway, and links to the wider motorway network through the M1 / M69 / M42 and A14.

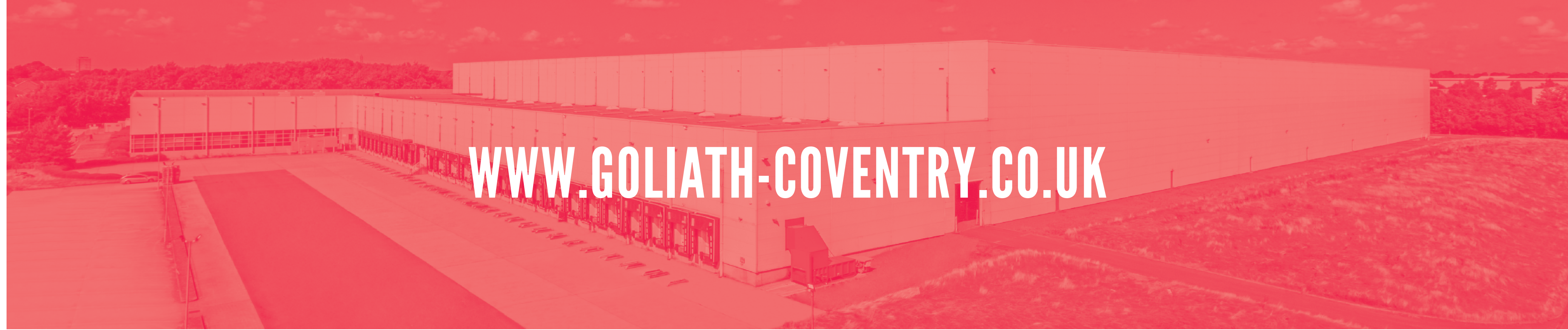
Cross Point Business Park operates both as an industrial / logistics park and a retail park. Occupiers on the estate include UPS, Fyffes, BSS, SCS and TNT. Nearby amenities include Tesco Superstore, ASDA and Showcase Cinema.



## DRIVE TIMES

Location	Time
M6	3 min
M69	4 min
Coventry	12 min
M1	14 min
M40	20 min
Birmingham	35 min
Central London	1 hr 40 min

Ports & Airports	Time
Felixstowe Port	2 hr 20 min
London Gateway Port	2 hr 05 min
Humber Ports / Hull	2 hr 10 min
Southampton Port	2 hr 50 min
Coventry Airport	12 min
Birmingham Airport	22 min
East Midlands Airport	41 min
London Heathrow Airport	1 hr 40 min



WWW.GOLIATH-COVENTRY.CO.UK

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## EPC

An Energy Performance Certificate is available on request.

## SERVICES

Water, electricity, gas and mains drainage are available to the premises. Interested parties are advised to make enquiries with the local service provider.

## RATES

Rateable Value (2017) £3,120,000  
Rates payable (2017) £1,494,480 pa  
Prospective occupiers are recommended to make their own enquiries to the local rating department.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## TERMS

Leasehold terms are available on application.

## VAT

All rents quoted are exclusive of VAT.

**tAvis HouSE**  
PROPERTIES

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Asset Managed by



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