



2

GOLIATH

CROSS POINT BUSINESS PARK, COVENTRY



SAT NAV
CV2 2TA

TO LET

NATIONAL DISTRIBUTION
CENTRE AND LOGISTICS HUB

666,044 SQ FT
(61,877 SQM)

ENTER 



CROSS POINT BUSINESS PARK
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HOME
THE BUILDING
SPECIFICATION
REFURBISHMENT
SITEPLAN
AERIAL
LOCATION
FURTHER INFORMATION



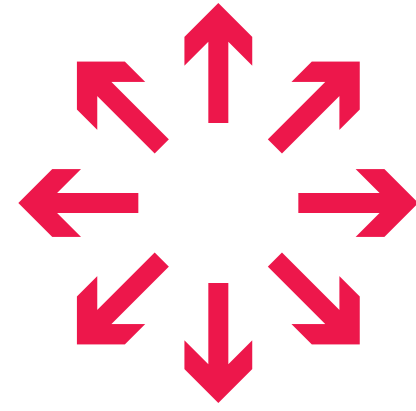
THE LARGEST AVAILABLE WAREHOUSE IN THE UK

VIEW SPECIFICATION [➤](#)

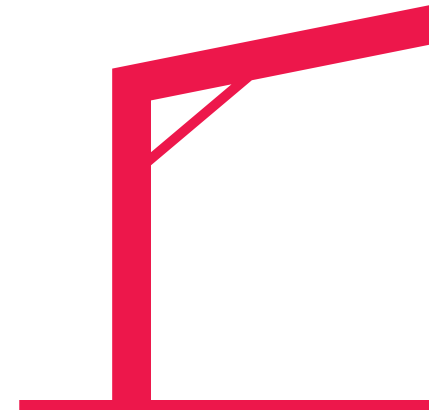


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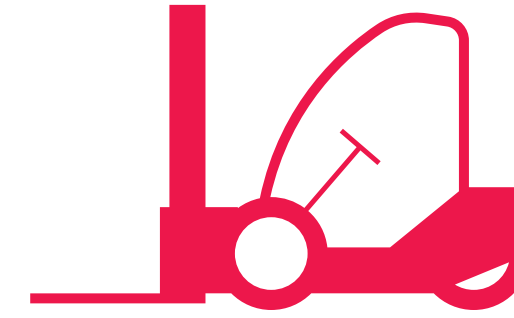
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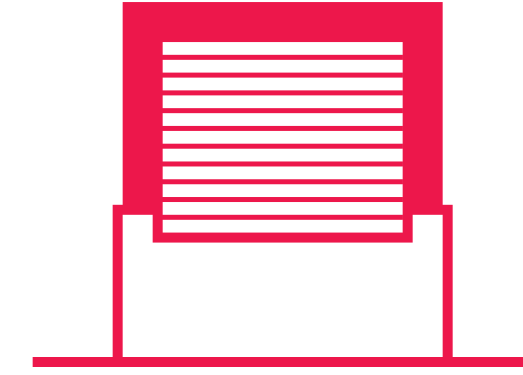
120,000 SQ FT
(2.8 acres) expansion land



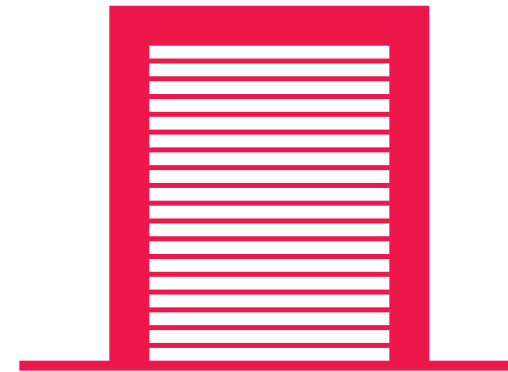
16.2 M
high bay warehouse



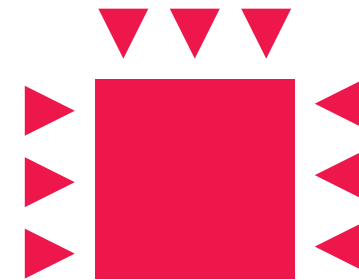
8.4 M
picking & dispatch area



119
dock loading doors



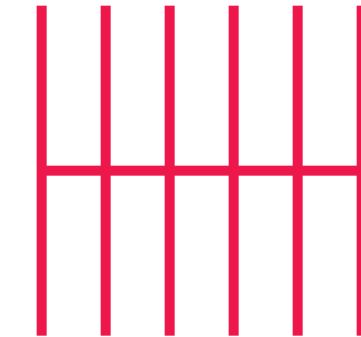
1 LEVEL
access door



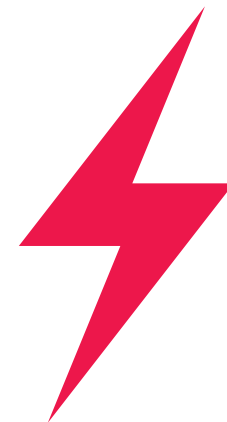
LOADING
on three elevations



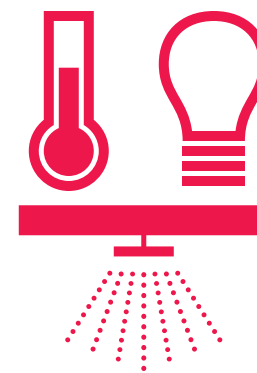
102
trailer spaces



210
car parking spaces



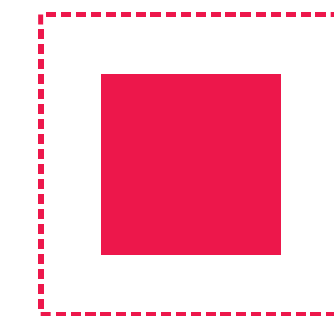
2 MEGAWATT
power supply



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

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

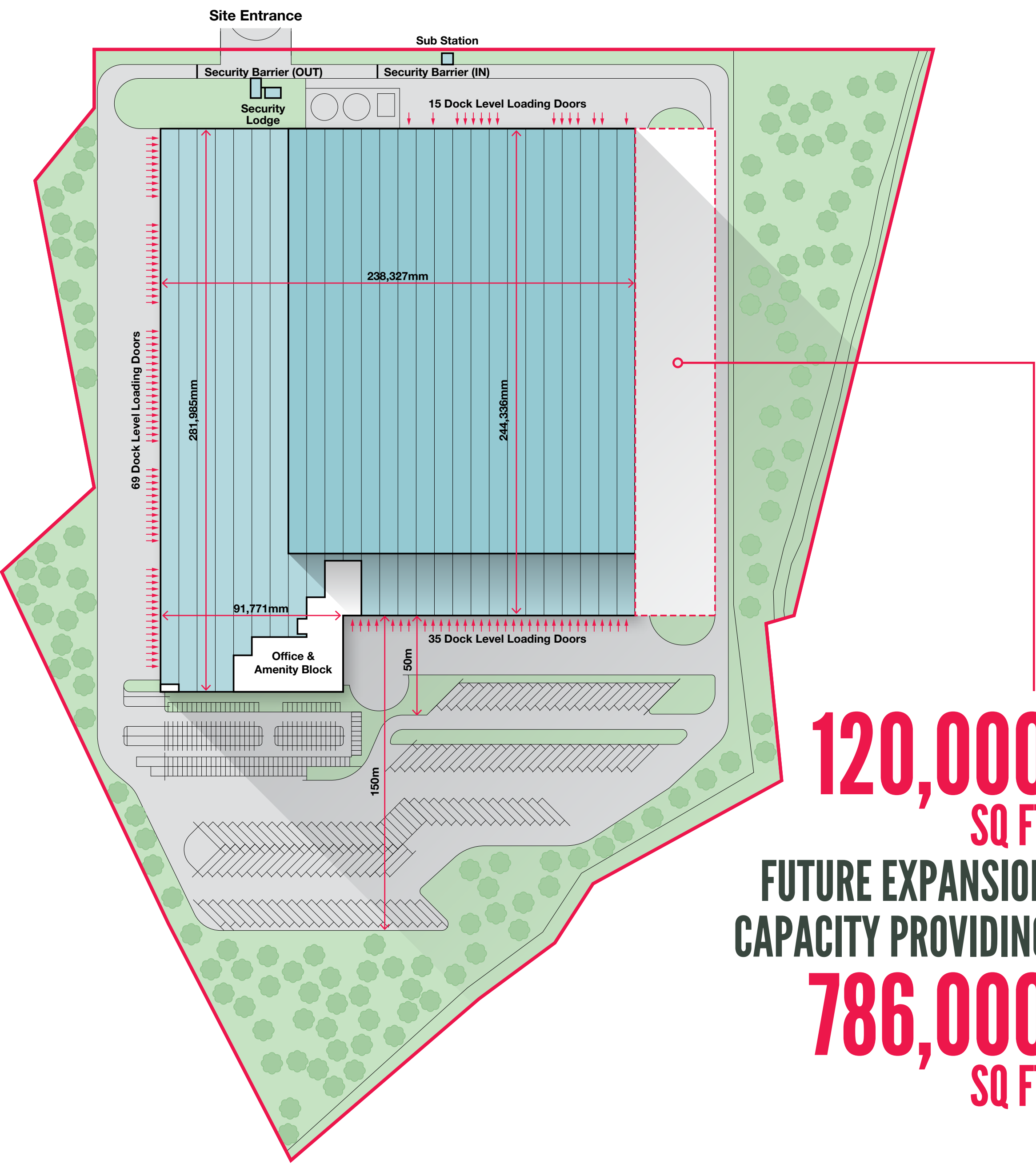
ACCOMMODATION

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
Warehouse – Total	646,477	60,059.0
Offices – ground floor	19,408	1,803.1
Gatehouse	159	14.8
Total Area (GIA)	666,044	61,877

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.



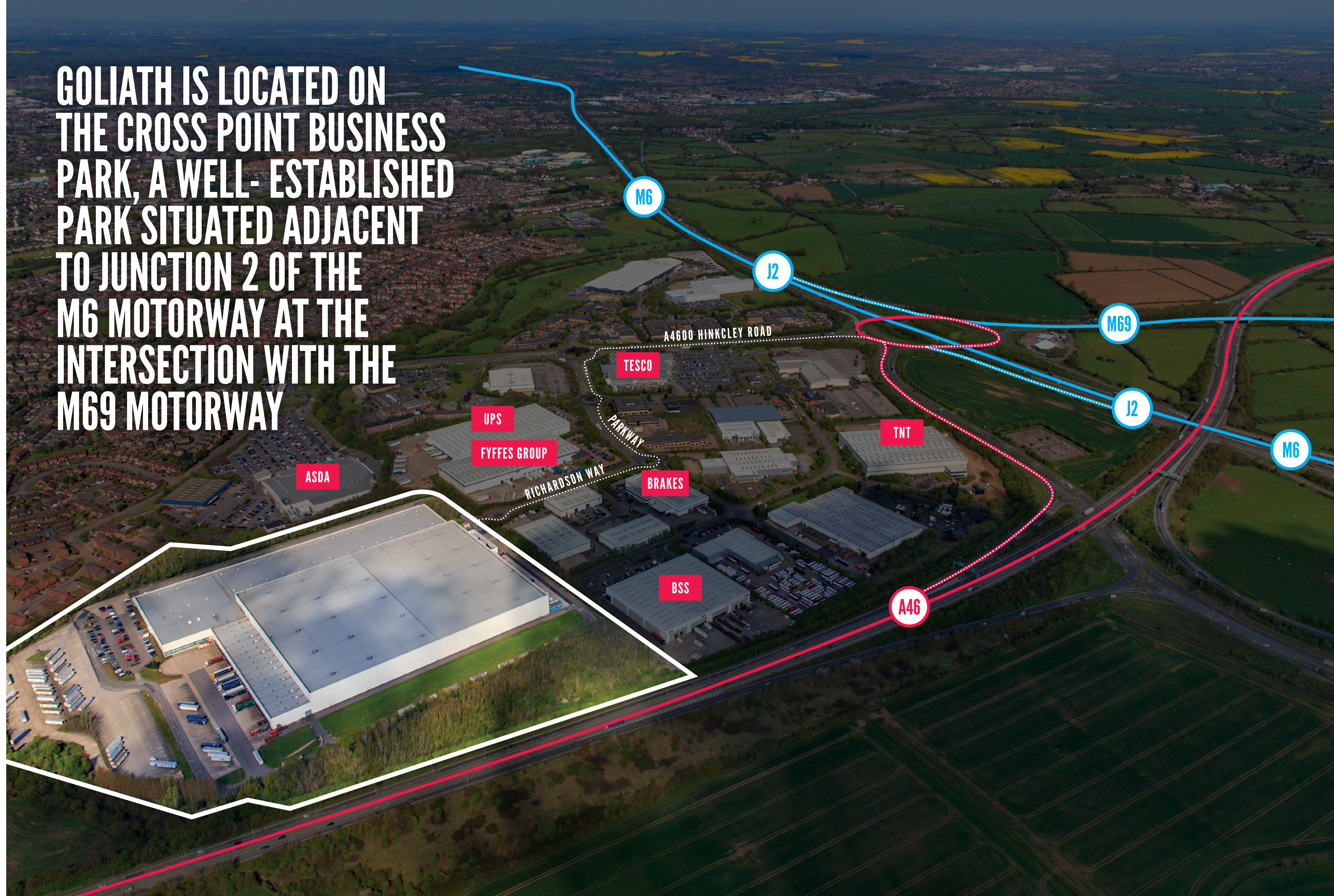
120,000
SQ FT
FUTURE EXPANSION
CAPACITY PROVIDING
786,000
SQ FT



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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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GOLIATH

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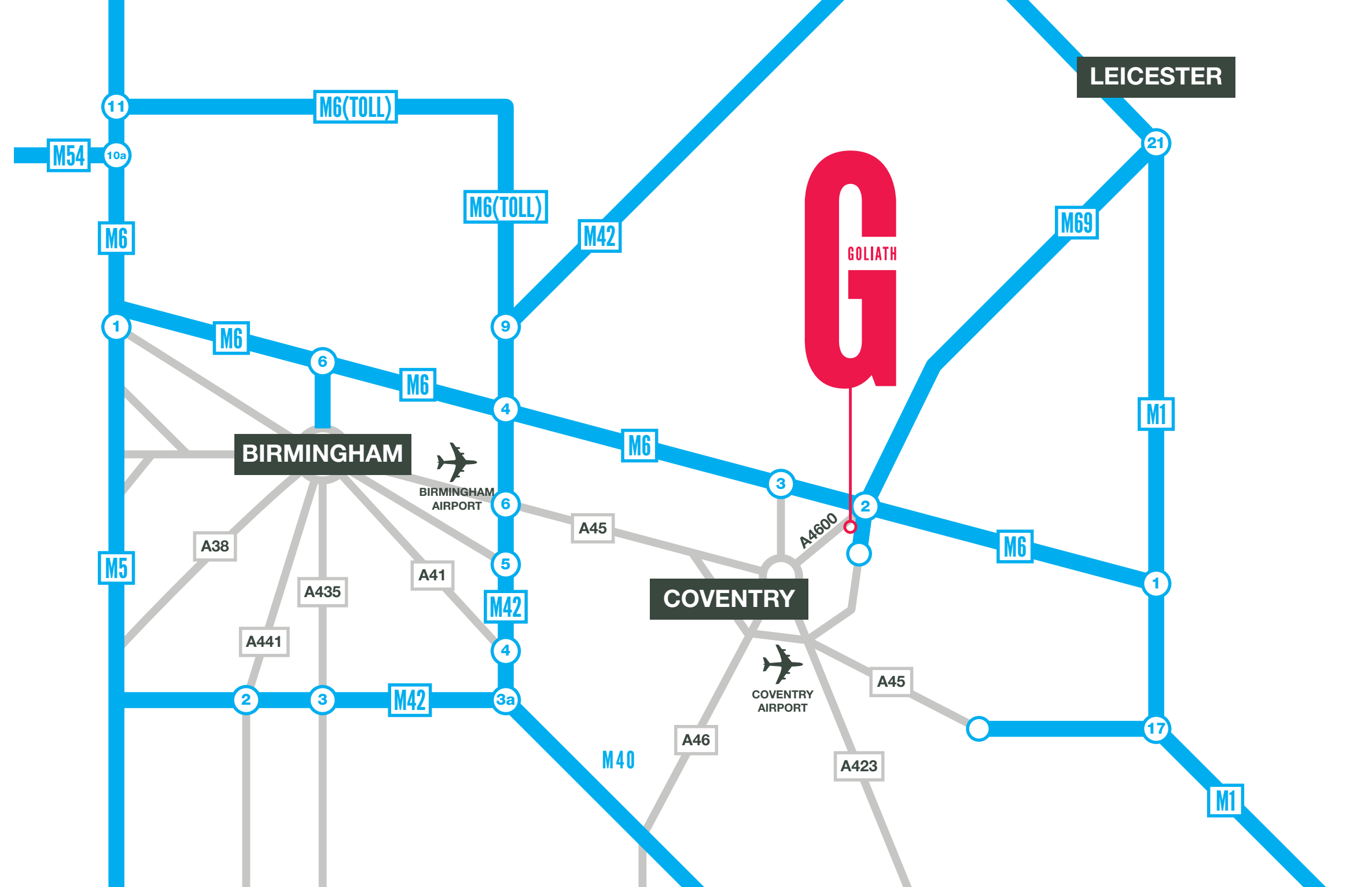
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LOCATION

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

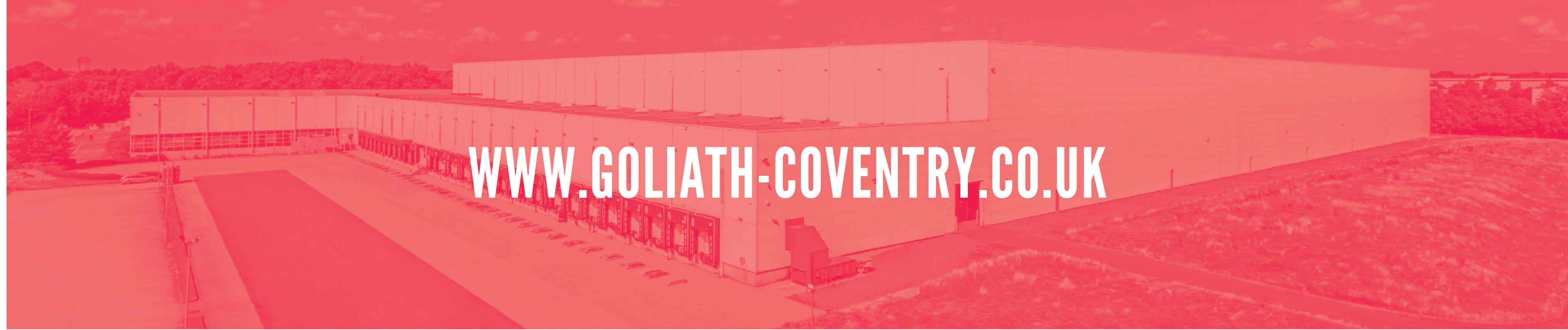
Location	Time	Ports & Airports	Time
M6	3 min	Felixstowe Port	2 hr 20 min
M69	4 min	London Gateway Port	2 hr 05 min
Coventry	12 min	Humber Ports / Hull	2 hr 10 min
M1	14 min	Southampton Port	2 hr 50 min
M40	20 min		
Birmingham	35 min	Coventry Airport	12 min
Central London	1 hr 40 min	Birmingham Airport	22 min
		East Midlands Airport	41 min
		London Heathrow Airport	1hr 40 min



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WWW.GOLIATH-COVENTRY.CO.UK

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.

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Asset Managed by



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