

PROLOGIS PARK

RYTON DC4

A 45 | COVENTRY
CV8 3LF

166,820 SQ FT

TO LET
INDUSTRIAL / DISTRIBUTION BUILDING
UNDER REFURBISHMENT AND AVAILABLE Q2 2023

THE RIGHT COMBINATION

A FULLY REFURBISHED
UNIT ON THE RENOWNED
PROLOGIS PARK RYTON



OPPORTUNITY

166,819 sq ft building

Under refurbishment

Available Q2 2023

New LED lighting and
sprinklers



LOCATION

6 motorways
within 14 miles

One of the most
sought-after industrial /
logistics locations
in the UK



PEOPLE

Over 900,000
people within a
30-minute drive time

Can draw upon a highly
skilled workforce from
Coventry, Rugby and
Warwickshire



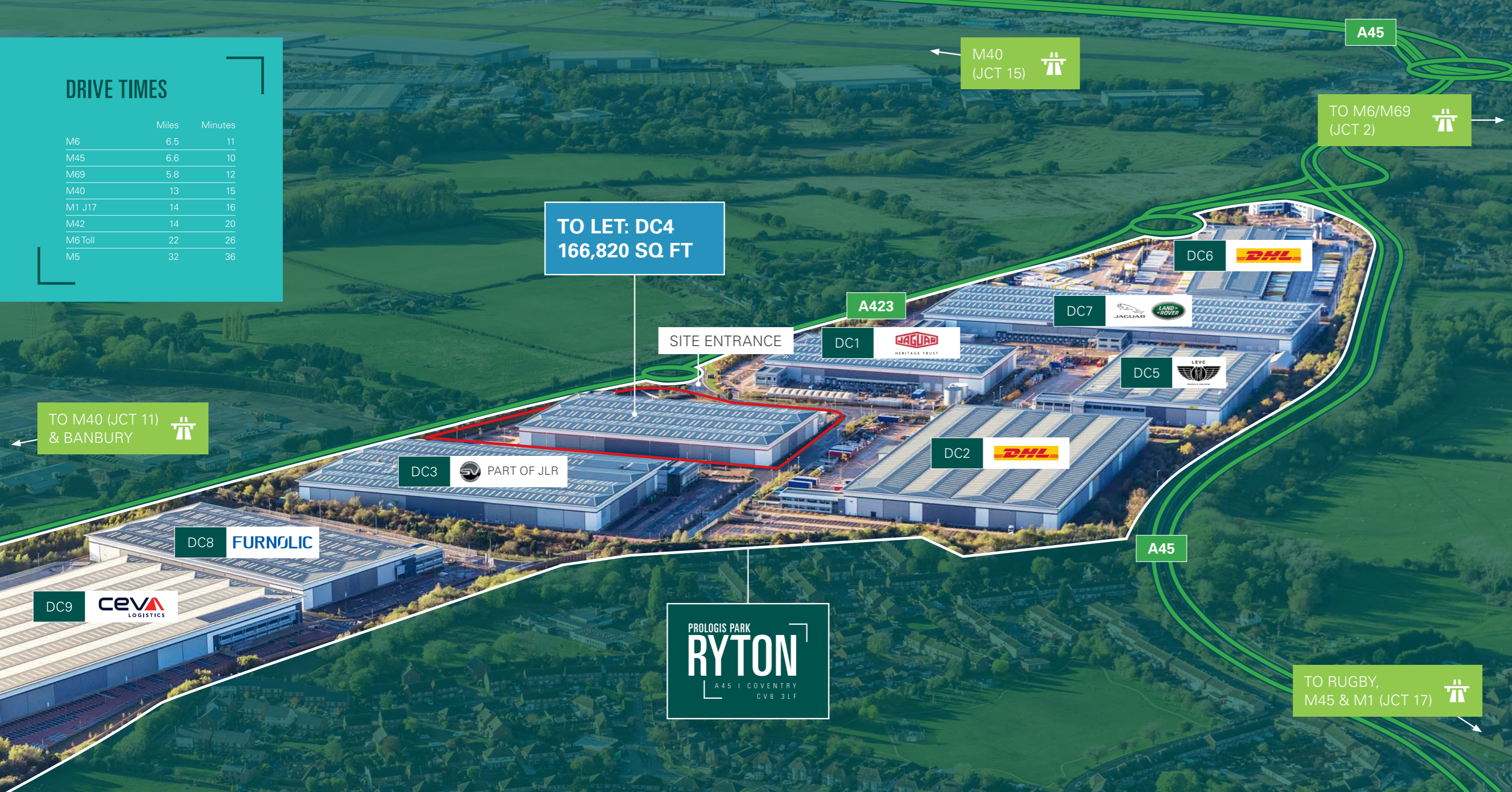
PARK LIFE

Benefit from an array
of Park Services

Green spaces
with footpaths and
walking routes

DRIVE TIMES

	Miles	Minutes
M6	6.5	11
M45	6.6	10
M69	5.8	12
M40	13	15
M1 J17	14	16
M42	14	20
M6 Toll	22	26
M5	32	36



**TO LET: DC4
166,820 SQ FT**

SITE ENTRANCE

TO M40 (JCT 11) & BANBURY

M40 (JCT 15)

TO M6/M69 (JCT 2)

A45

TO RUGBY, M45 & M1 (JCT 17)

PROLOGIS PARK
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IN THE RIGHT COMPANY

A PROVEN SUCCESSFUL LOCATION WITH OCCUPIERS INCLUDING JAGUAR LAND ROVER, DHL AND CEVA.

The park's success can be attributed to its optimum location for manufacturing and logistics park environment for employees and building design which delivers an operational advantage for your business.

OCCUPIERS ALREADY LOCATED AT PROLOGIS PARK RYTON



THE RIGHT APPROACH

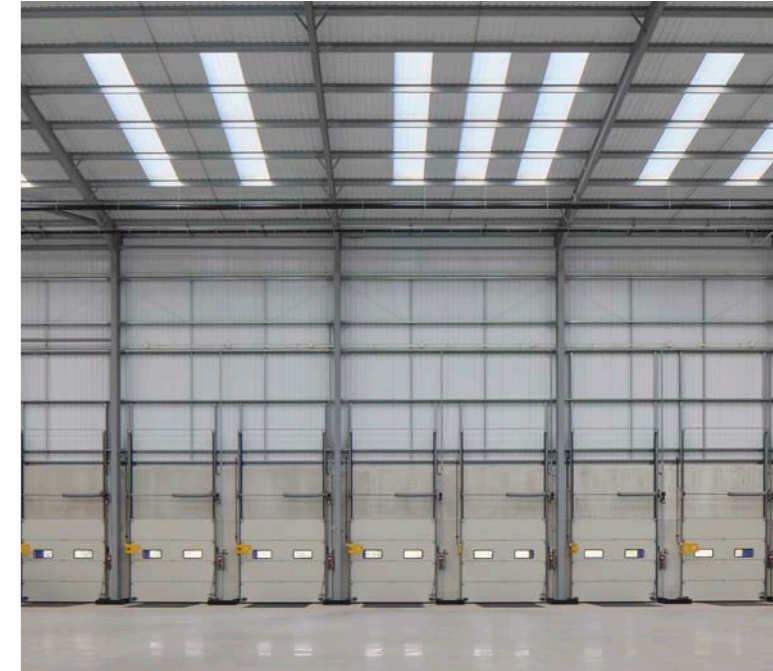
DC4 at Prologis Park Ryton is net zero carbon in construction. It will be fully refurbished to the highest standard and will be fitted with new LED warehouse lighting and EV car charging points, as well as heating and sprinklers.

The roof is designed to accommodate Solar PV and we would welcome a discussion on this to help you manage your operational costs.

WITH LED LIGHTING AND SPRINKLERS ALREADY INSTALLED, YOUR FIT OUT COSTS AND TIMINGS WILL BE SIGNIFICANTLY REDUCED



*Photo taken pre-refurbishment



*Indicative images

THE RIGHT DETAIL

- 12.5 CLEAR INTERNAL HEIGHT
- 15 DOCK ACCESS DOORS
- 4 LEVEL ACCESS DOORS
- 500 kVa POWER
- EPC A15 RATING
- 170 CAR SPACES
- 34 HGV PARKING SPACES
- LED LIGHTING
- EV CHARGING FOR 10 SPACES
- MINIMUM 50M SECURE YARD
- SPRINKLERS
- POTENTIAL PALLET SPACES
WIDE AISLE – 16,992
VNA – 22,464

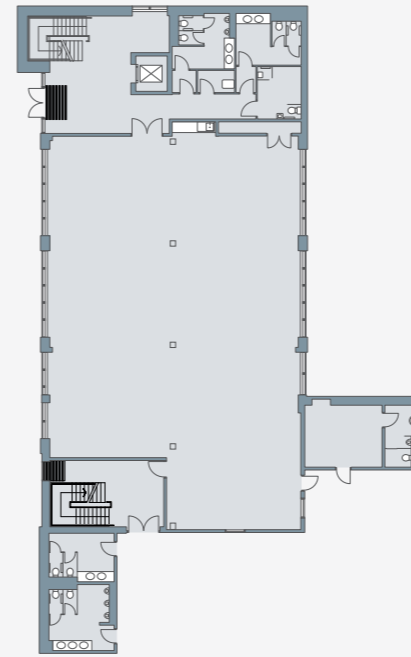


*Indicative image

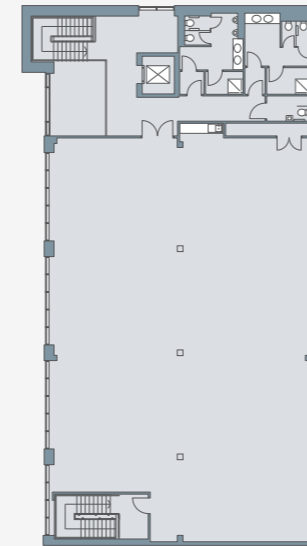
DC4

Warehouse	156,448 sq ft	14,534 sq m
Ground floor office	5,250 sq ft	488 sq m
1st floor office	5,122 sq ft	476 sq m
Total	166,820 sq ft	15,498 sq m

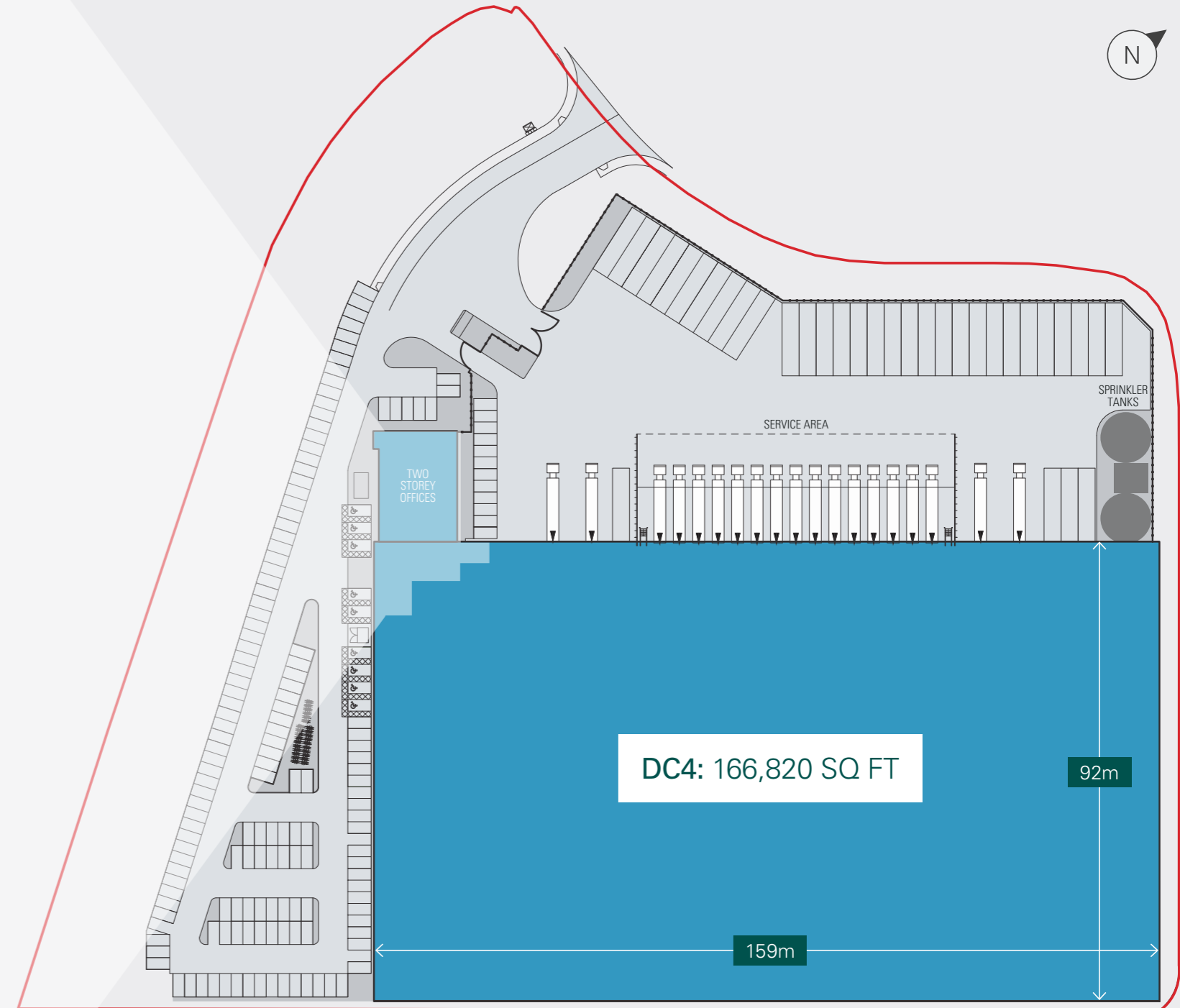
All sizes relate to the approximate GIA.
Sprinkler tanks are available as tenant fit-out items.



Ground floor



First floor



DC4: 166,820 SQ FT

92m

159m

THE RIGHT DESTINATION

Located at the heart of the UK's automotive cluster, within minutes of the M6 and easy access to the UK's key rail and air freight terminals, 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.

6 Motorways within 14 miles (M1, M6, M40, M42, M45, M69)

12 12 minutes from Coventry City Centre less than 5 miles away

45 45 minutes to the UK's largest dedicated air cargo operation – East Midlands International Airport



900K

PEOPLE WITHIN A 30 MINUTE DRIVE TIME

16

UNIVERSITIES WITHIN AN HOUR'S DRIVE TIME

R&D

CENTRES OF EXCELLENCE FOR ADVANCED ENGINEERING AND MANUFACTURING, CONNECTED AND AUTONOMOUS VEHICLES, LOW CARBON TECHNOLOGIES

10%

OF ALL UK AUTOMOTIVE JOBS ARE IN COVENTRY AND WARWICKSHIRE – HIGHLY SKILLED LABOUR POOL

100,000

GRADUATES WITHIN A ONE HOUR DRIVE TIME

25%

ONE OF THE FASTEST GROWING ECONOMIC AREAS IN THE COUNTRY

PARKlife™



STUART DAVIES
REAL ESTATE & CUSTOMER
EXPERIENCE LEAD, VP



As a team, we're passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. Our real focus is around understanding our customers' needs and helping them grow within our network. Because we retain ownership of the buildings we develop, my dedicated team of in-house specialists can build long-term relationships with our customers, adding real value and delivering much appreciated continuity.



HAVING A DEDICATED POINT OF CONTACT AT PROLOGIS ADDS REAL VALUE, MEANING ANY ISSUES WE ENCOUNTER ARE RESOLVED QUICKLY AND EFFICIENTLY

Toni Wooldridge, Maintenance Supervisor, Estate Management, JLR



Snow clearance / road gritting



Green travel plan



On-site parking controls



ANPR control and regulation



Litter picking



Customer estate meetings



Maintained park drainage



Maintained landscaping



Maintained private roads



Park signage



Community liaison

THE RIGHT OFFERINGS

WE KNOW THAT PEOPLE MAKE YOUR BUSINESS WHAT IT IS AND THAT ATTRACTING AND RETAINING THOSE PEOPLE IS IMPORTANT TO YOU.

Prologis Park Ryton is well-served by local bus routes and car sharing options, making it easier for your staff to get to and from work.

The Park environment with walking paths and great amenities in the local area also aid staff retention by helping to make your business a great place to work.

For more information on transport services and the Park environment, please reference our Technical Pack.



At Ryton we're creating our own community environment, with amenities close by and walking paths on site. There is plenty to do before, during or after work.



4.6 miles to Coventry Station



6 leading hotels nearby including; Mercure and ibis



5 petrol stations within 3 miles



3 supermarkets within 5 miles



4 gym and leisure facilities within 3 miles



10 minutes from a range of restaurants

Prologis Essentials

For easy set up and smooth operations

Prologis Essentials is the first complete warehouse solutions platform that lets you run, optimise and grow your business; how, when and wherever you want.

It conveniently brings you all the set-up and operational equipment needed for a cost-effective, quick and care-free start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



WAREHOUSE ROBOTICS

COMING SOON



SAFETY

COMING SOON

When it comes to getting your warehouse up and running, we've got you covered.



For more information, please visit prologis.co.uk/Essentials



“Incredible and rare opportunity to join a successful and thriving park. There are plenty of amenities nearby for employees, making it a great place to work.”

TOM PRICE
DEVELOPMENT & LEASING TEAM
PROLOGIS



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