

TO LET

**5.5 ACRES OF
CLASS 1 IOS,
OBAN ROAD,
COVENTRY, WEST
MIDLANDS
CV6 6HH**

**2.0 - 5.5 Acres
0.81 - 2.23 Hectares**

- 5.5-acre secure tarmac yard
- Palisade fenced and floodlit
- Approx. 2 miles to M6 Junction 3
- Suitable for HGV and trailer storage
- No hours of restriction
- Flexible plots available from 2 acres.
- Power and water available
- B8 planning in place

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LOCATION

The site is situated within a well-established industrial and logistics location in Coventry, approximately 3 miles north of Coventry city centre.

The property benefits from excellent access to the regional and national motorway network, with Junction 3 of the M6 located a short distance to the south-west, providing connectivity to the M69, M1, M42 and wider Midlands logistics market.

The site is ideally positioned for occupiers requiring access to Coventry, Birmingham, Leicester and the wider Golden Triangle.

DESCRIPTION

The property comprises approximately 5.5 acres of secure, palisade-fenced, lit and surfaced IOS site.

The site is arranged to provide extensive trailer, HGV and commercial vehicle parking with excellent circulation space and operational flexibility.

Plots starting from 2 acres.

Suitable for a range of industrial outdoor storage (IOS), transport and logistics uses, the site offers secure accommodation for trailers, HGVs, fleet vehicles, containers, plant and machinery.

The site benefits from a secure perimeter, surfacing and the ability to accommodate large vehicle movements.

Please be advised that the pictures are for illustrative purposes only.

ACCOMMODATION

Name	Size
Total	2.0 - 5.5 Acres (0.81 - 2.23 Hectares)

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

Rent Upon Application

IOS Classification

Carter Jonas IOS Classification: Class 1

Defined under the industry standard Carter Jonas IOS classification matrix.

LEGAL COSTS

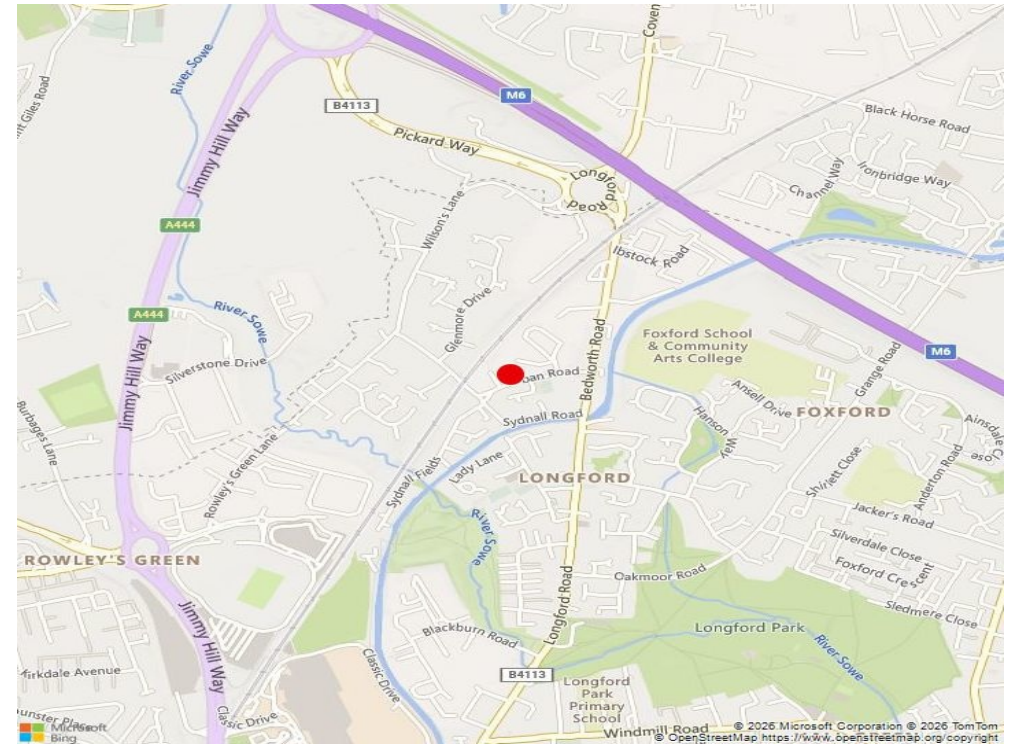
Each party to be responsible for the payment of their own legal costs.

VAT

Interested parties are to make their own enquires.

VIEWING

Strictly by appointment with agents.



CONTACT

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