

EXHALL INTERCHANGE

J3 - M6 COVENTRY

FREEHOLD & LEASEHOLD
BUILD TO SUIT OPPORTUNITIES

FROM 140,000 - 646,000 SQ FT
UNITS AVAILABLE FROM Q4 2028



AN EXCITING NEW LOGISTICS / MANUFACTURING OPPORTUNITY
AT THE HEART OF THE GOLDEN TRIANGLE

← BIRMINGHAM

BOWLING
GREEN LANE

CHURCH LANE

M6

RUGBY (M69/M1) ↘

LABOUR/ DEMOGRAPHICS

WORKING POPULATION

Within 30 minutes of the scheme

550,000

Coventry, Nuneaton and Bedworth

270,000



30% of job roles are in manufacturing & logistics/ supporting roles.



A further **13%** more jobs will be needed over the next 5 years.



Access to **90%** of the UK population within a 4 hour drive.

FREEHOLD & LEASEHOLD BUILD TO SUIT OPPORTUNITIES

EXHALL
INTERCHANGE
J3-M6 COVENTRY

EXHALL INTERCHANGE



BREEAM®

BREEAM Target
Excellent



EPC
Target A+



Net Zero Carbon
Pathway



Prominent
frontage to J3 M6



4MVA
Incoming Power

FREEHOLD & LEASEHOLD BUILD TO SUIT OPPORTUNITIES

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DRAFT

Highway Works Summary

We are implementing the access works as requested by the County under a S278 as follows:

- Opus are finalising Technical Approval for the 278 works.
- The primary works are for a new signalised junction where School Lane and Bowling Green Lane meet.
- There are also associated improvement works along the length of School Lane to increase the width of the carriageway and pedestrian / cycle way
- The current target for concluding the Technical Review and legals is Q4 2026.
- Detailed plans can be provided on request.

Programme

The site can deliver build to suit units for occupation from Q4 2028 in accordance with the following milestones:

- Outline planning - achieved in September 2024
- S106 agreed and issued in November 2024
- S278 detailed design & legals - to conclude Q4 2026
- Discharge of Reserved Matters - to conclude Q2 2027
- Contract Award - October 2027
- Highway Works to conclude within 12 months (in line with main contract)
- Base build to conclude in Q4 2028



Planning & Delivery

The site benefits from an outline planning application for the development of up to 646,000 sq. ft of commercial/industrial floor space (use classes B2/ B8/E(g)(ii)(iii)) including ancillary office space, together with associated works.

The site is available on a freehold or leasehold basis for design and build opportunities.

3 UNIT SCHEME

Indicative Masterplan



Areas

Unit 100	Sq Ft	Sq M
Warehouse Area	129,756	12,055
Office Area (incl. GF core)	14,417	1,339
Gatehouse	300	28
Unit 100 GIA	144,473	13,422
Unit 200	Sq Ft	Sq M
Warehouse Area	272,410	25,308
Office Area (incl. GF core)	33,548	3,117
Transport Office	2,500	232
Gatehouse	300	28
Unit 200 GIA	308,758	28,684
Unit 300	Sq Ft	Sq M
Warehouse Area	146,579	13,618
Office Area (incl. GF core)	17,270	1,604
Transport Office	2,500	232
Gatehouse	300	28
Unit 300 GIA	166,649	15,482
TOTAL	619,880	57,588



4MVA of power
with 10% EV
charging (min)



1 dock access
door per
10,000 sq ft



2 x EV
docks per
10,000 sq ft



Floor loading
50 kN/m²



50m+ yard
depths



Roof
mounted
PV enabled



Eaves height
up to 21m



15% roof
lights



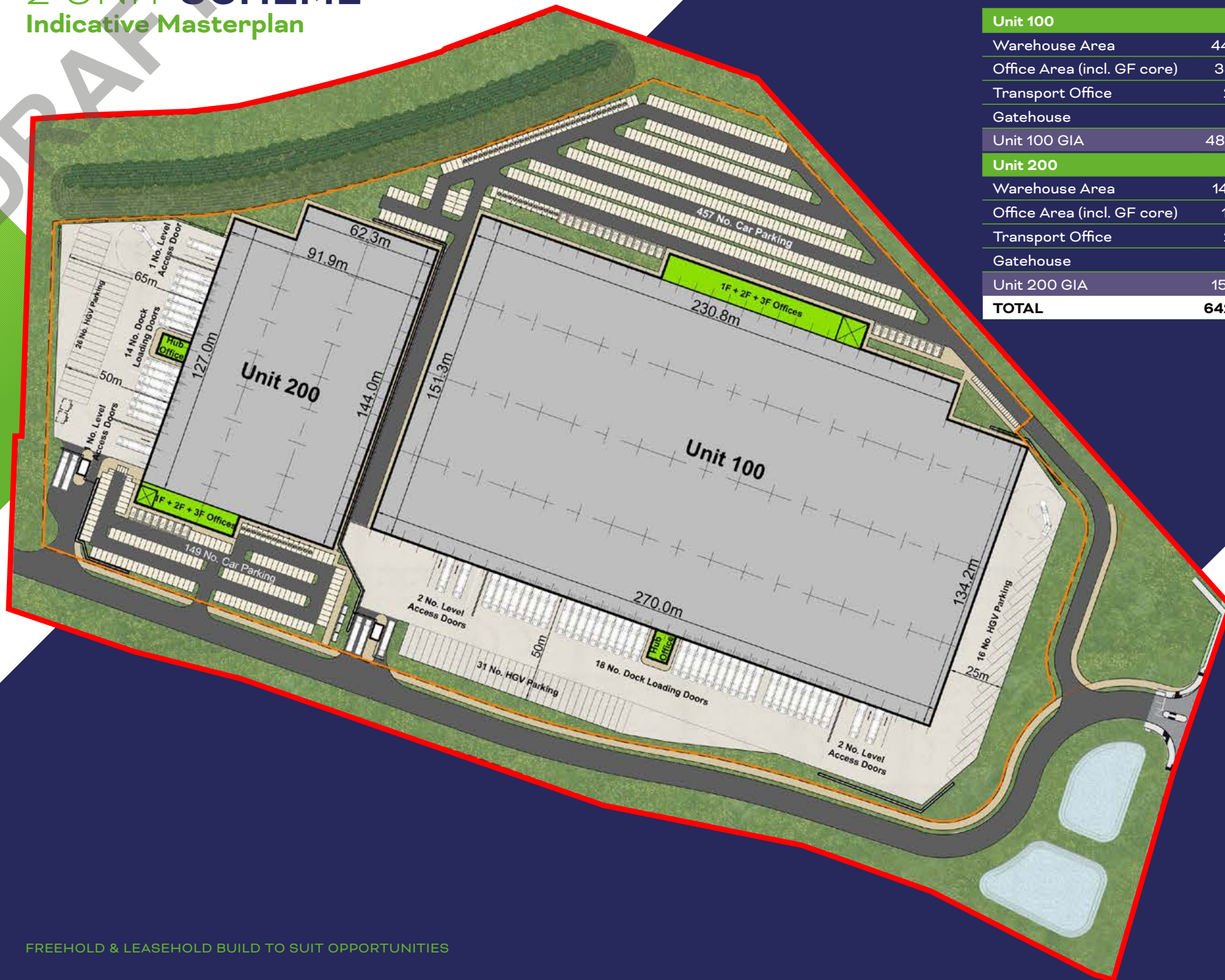
Targeting
BREEAM Excellent
& EPC A+



Path to
Net Zero
Carbon

2 UNIT SCHEME

Indicative Masterplan



Areas

Unit 100	Sq Ft	Sq M
Warehouse Area	442,174	41,079
Office Area (incl. GF core)	38,362	3,564
Transport Office	2,500	232
Gatehouse	300	28
Unit 100 GIA	483,336	44,903
Unit 200	Sq Ft	Sq M
Warehouse Area	141,095	13,108
Office Area (incl. GF core)	15,677	1,456
Transport Office	2,500	232
Gatehouse	300	28
Unit 200 GIA	159,572	14,825
TOTAL	642,908	59,728

AN EXCELLENT LOCATION



Drive Distance



J3 M6	<1 mile
Coventry	5 miles
Birmingham Airport	1.5 miles
Birmingham	2.2 miles
J2 M69	2.1 miles
Birmingham International	14.6 miles
Birmingham International to London Euston	1hr 21mins

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DEVELOPER



FUNDER



VENDOR'S AGENT



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