



TRIUMPH TRADE PARK

HERALD AVENUE
COVENTRY
CV5 6UB



2,917–25,490 sq ft
(271–2,368 sq m)

**A NEW DEVELOPMENT OF 6 INDUSTRIAL
/WAREHOUSE UNITS AND 76,000 SQ FT
SELF STORAGE UNIT**

TO LET

DELIVERY H1 2026

TRIUMPH

TRADE PARK
CV5 6UB



TRIUMPH TRADE PARK occupies a highly prominent and very busy commercial location approximately 2 miles west of Coventry city centre, and 8 miles east of Junction 6 of the M42 motorway.

The estate is in close proximity with the A45 trunk road (Fletchamstead Highway) at its junction with Tile Hill Lane (B4101) which runs along the northern boundary of the property and Herald Avenue which runs along the southern boundary of the property.

Additionally, Vanguard Avenue runs along the western boundary. Access to the estate is from Herald Avenue. The A45 together with the A46 are the main trunk roads intersecting the city. The A45 to the south of the city links with the M45 and M1 to the east and with the M42 to the west.

Occupiers in the immediate vicinity include McDonalds, KFC, Pizza Hut, Greggs, Subway, Oodles n' Oodles and Starbucks to the west.

To the south lies a Sainsburys foodstore and petrol station whilst a business park and residential properties are to the east and north of the property respectively.

Other occupiers close by include Domino's, Howdens, Topps Tiles, and a number of car dealerships including Audi, Skoda and Hyundai.

Nearby lies a new 220-bed student development for the Warwick University campus.



A brand new development of six high quality trade units totalling **25,490 sq ft** with individual units available **from 2,917 sq ft**

SPECIFICATION, UNITS 1-6



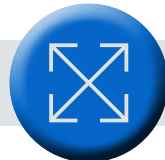
TARGET
EPC A+

BREEAM

TARGET
BREEAM
EXCELLENT



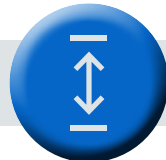
STEEL FRAME
WITH INSULATED
COMPOSITE CLAD
ELEVATIONS



DESIGNATED YARD
WITH GENEROUS
FORECOURT
LOADING



ROLLER
SHUTTER
LOADING
DOORS



8M
EAVES HEIGHT



3 PHASE
POWER



LED
LIGHTING



REINFORCED
CONCRETE FLOOR
50KN/M²



10%
TRANSLUCENT
ROOF PANELS



CAR PARKING
WITH EV
CHARGING
AVAILABLE



AVAILABILITY (GIA)

	sq ft	sq m
UNIT 1	5,328	495
UNIT 2	3,811	354
UNIT 3	3,466	322
UNIT 4	5,479	509
UNIT 5	2,917	271
UNIT 6	4,489	417
TOTAL	25,490	2,917

TENURE

The units are available by way of a new occupational lease.

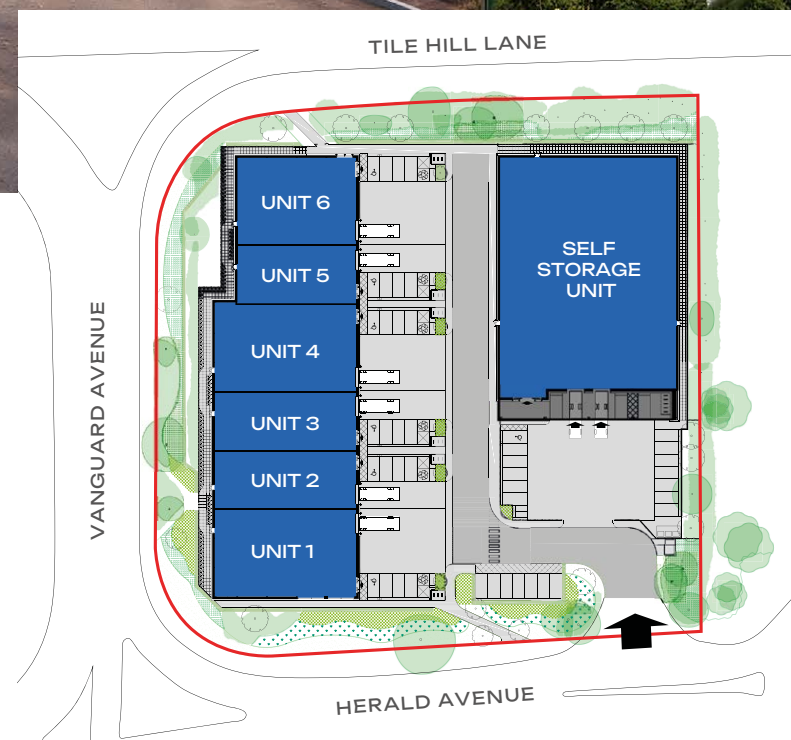
TERMS

On application to the joint agents.

PLANNING

Planning permission granted for class E use.

[Click here to view the planning document.](#)



COVENTRY

Coventry is located at the heart of the UK. It is the 2nd largest city in the West Midlands, and the 11th largest in the country. Birmingham is situated 20 miles to the west and London is approximately 95 miles southeast.

The city is strategically located at the centre of the UK logistics' 'Golden Triangle', benefitting from unparalleled access to the national motorway network, immediately adjacent to the M6 and M69 Motorways, which link with the wider national motorway network including the M1, M40, M42 and M5. Approximately 85% of the UK's population is within a 4.5 hour HGV drive time, making it a highly desirable location for businesses.

Coventry is a major commercial centre, being the 11th largest city in England with a population of 371,000 and a population over 6 million living within 1 hours drive time. The City is located in the centre of England in one of the most strategic locations with a superb transport infrastructure. There is direct access to Junctions 2 and 3 of the M6 via the A46 and A444 respectively. The A45 Birmingham to Coventry trunk road provides access to the M42 to the south, which in turn links to the M40 and the M5. The M1 is approximately 19 miles to the east and can be accessed via both the M6 and the M69.

For rail, Coventry is served by the West Coast Main Line and offers regular rail services between London and Birmingham. The Birmingham International Airport is 11 miles to the north west of the city whilst Coventry Airport is located 5 miles south of the city centre. Coventry has had very strong links with the manufacturing industry, in particular the car industry through Peugeot and Jaguar Land Rover (JLR). The area boasts a multitude of large office HQs, established here in the 1990's and 2000's.

Coventry and Warwickshire is home to many of the world's leading companies:



SIZE

The city has a population of **388,000** which has been rising at an average growth rate of 1.72% p.a. since 2011

The average age of the population is **36.2 years** – one of the youngest cities in the UK

Coventry is the **second largest city** in the Midlands



CATCHMENT

71,000 people commute to Coventry every day by road and rail

Over **6 million** people live within 1 hour's drive of the city

75% of the country (England) can be reached by road within a 2 hour drive from the city



GROWTH

The city is the fastest expanding economic area and largest exporting area outside of London growing at **12% p.a.**

58,000 students at the city's two world-renowned universities, attracting increased numbers of students from over 140 different countries



INVESTMENT

£82m regeneration of Coventry Station to include a 644 space car park and a second station building

£300M city centre retail and leisure developments currently underway



CITROËN



MEGGITT

e-on



TRIUMPH
TRADE PARK

A development by:

xlb



what3words ///quiet.reward.remark

DISTANCES

M6, J3	6 miles
M42, J6	8 miles
M42, J5	11 miles
M40, J15	12 miles
Coventry	2 miles
Nuneaton	11 miles
Solihull	13 miles
Birmingham	20 miles

VIEWINGS

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