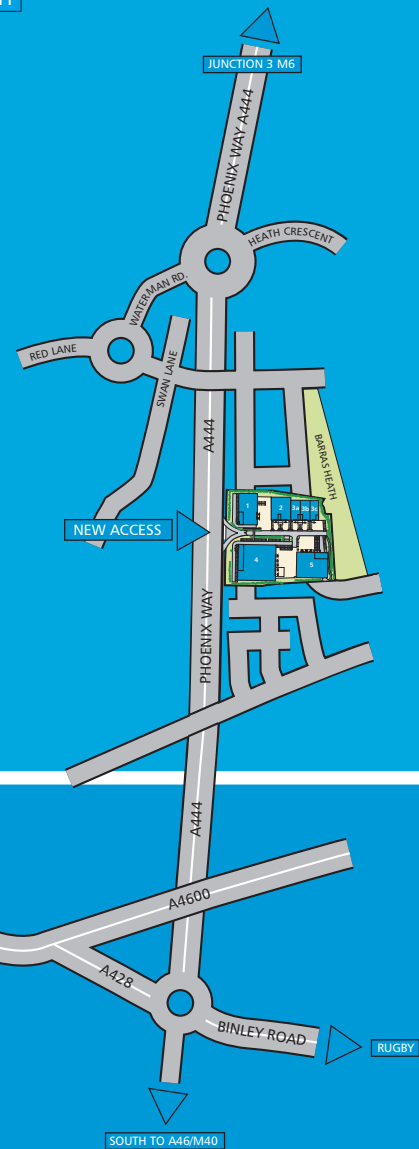
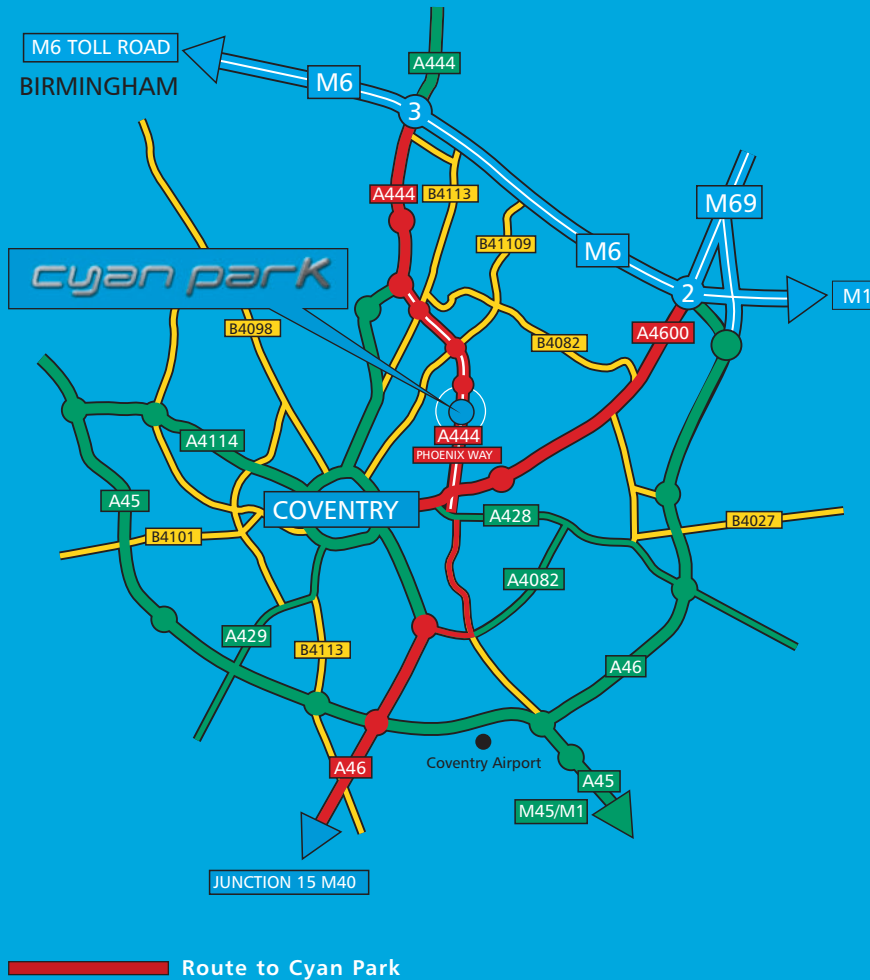


LOCAL OCCUPIERS

Jaguar Ford
Staybite Windows
Peugeot
George Fischer
Tesco
Makro



cyan park

A444 PHOENIX WAY COVENTRY

www.cyanpark.com



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IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. November 2005. Designed and produced by Munro Quantrill Marketing. Tel: 0121 240 4040

cyan park

A444 PHOENIX WAY COVENTRY



**FOR SALE
or TO LET**

New warehouse/
production units

Approx 6,715 sq ft –
50,460 sq ft

www.cyanpark.com

cyan park

New warehouse/production units

■ LOCATION

CYAN PARK is prominently located on the A444 dual carriageway approximately 1 mile from Coventry City Centre. It has excellent communication links with Junction 3 of the M6 approximately 3 miles away, giving easy access to the national motorway network. Coventry Airport is approximately 4.5 miles away, the 6th largest air freight terminal in the UK.

■ THE OPPORTUNITY

New high quality industrial/distribution units will be available from approximately 6,715 sq ft up to 50,460 sq ft.

- Completion due June 2006
- Entrance to the site will have new traffic light controlled junction.

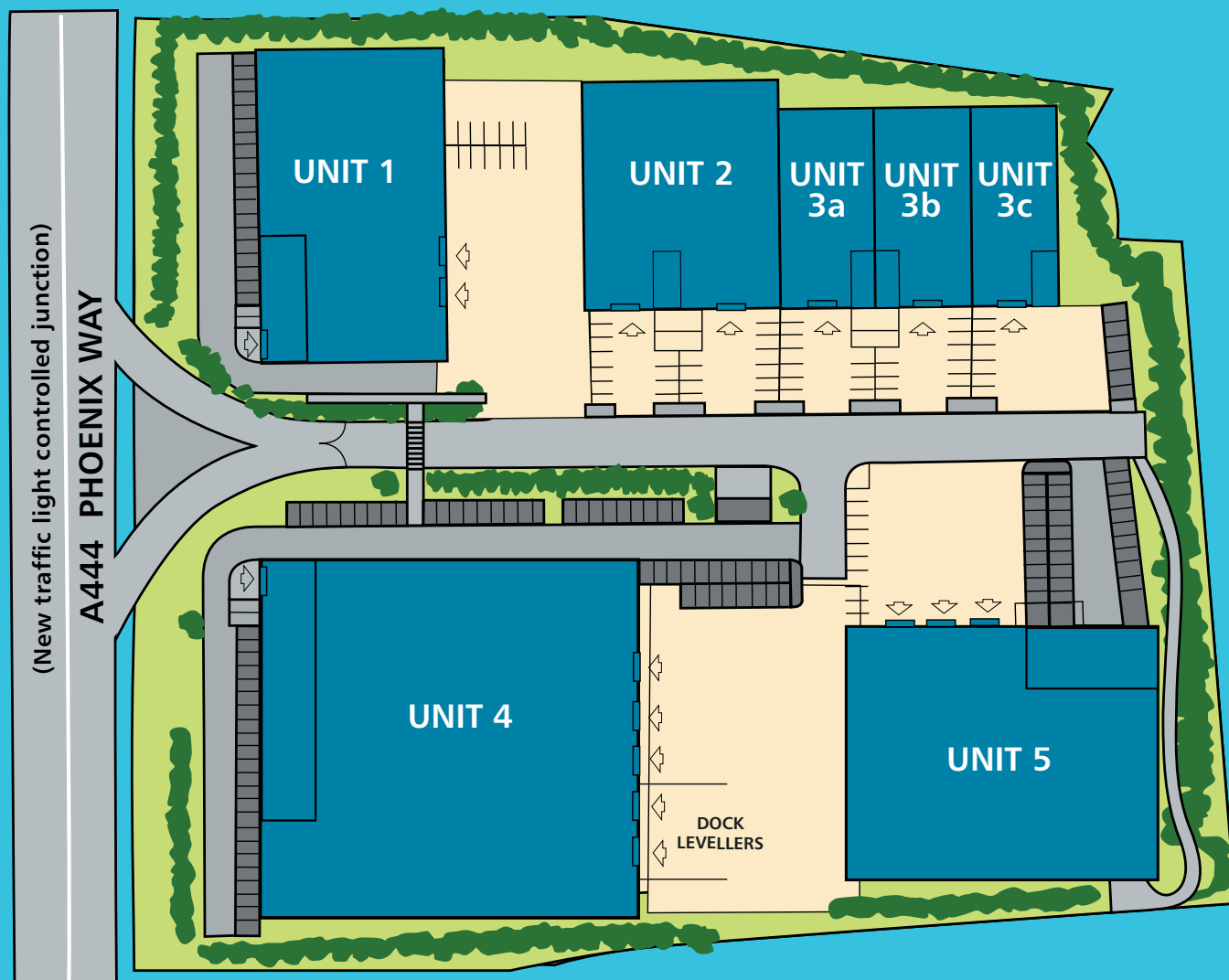
■ RENTS/PRICE

The units are available either to rent or buy. Details upon application to the joint agents.

■ VIEWING

Strictly by appointment with the joint agents.





CYAN PARK SITE PLAN

■ SCHEDULE OF AREAS

UNIT NO.	WAREHOUSE SQ FT	1ST FLOOR OFFICES SQ FT	TOTAL APPROX GIA SQ FT	EAVES HEIGHT M	FLOOR LOADING KN/M ²
1	18,826	1,883	20,709	10	50
2	15,030	751	15,781	8	50 (I)
3a	6,105	610	6,715	8	50 (II)
3b	6,106	611	6,717	8	50 (II)
3c	6,106	611	6,717	8	50 (II)
4	45,873	4,587	50,460	10	50
5	25,217	2,522	27,739	8	50
TOTAL APPROX GROSS INTERNAL AREA			134,838		

Areas are indicative and will be subject to a full measured survey on completion.

(I) Unit 2 can be split to provide two units of 8,267 sq ft each

(II) Unit's 2, 3a, 3b and 3c can be combined to suit individual requirements.