

EXHALL INTERCHANGE

J3 - M6 COVENTRY

FREEHOLD & LEASEHOLD
BUILD TO SUIT OPPORTUNITIES

FROM 140,000 - 485,000 SQ FT AVAILABLE



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

← BIRMINGHAM

BOWLING GREEN LANE

M6

CHURCH LANE

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.

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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**

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Highway Works Summary

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

- Opus are currently in the process of securing Technical Approval for the 278 works that will facilitate access to the site.
- The primary element of the works is the provision of a new signalised junction where School Lane and Bowling Green Lane meet.
- Whilst these works will enable access / egress from the site, there are also associated improvement works along the length of School Lane to increase the width of the pedestrian / cycle way.
- Currently the Technical Review is progressing in tandem to the S278 legals.
- The current target for concluding the Technical Review and legals is Q1 2026.
- Detailed plans can be provided on request.

Programme

The site is able to deliver build to suit opportunities available 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 December 2025
- Discharge of Reserved Matters - to conclude September 2026
- Tender of Contract Award - to conclude April 2027
- Highways Works to conclude within 12 months (to commence in line with main contract)
- Commercial construction planned to be concluded in Q4 2028

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Planning & Delivery

The site benefits from an outline planning permission 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 internal access roads, service yards, parking, landscape, drainage and associated works with all reserved matters (appearance, landscaping, layout and scale) except for access to Bowling Green Lane and the widening of the carriageway of School Lane and associated works at land west of Bowling Green Lane.

The buildings are available on a freehold or leasehold basis for build to suit opportunities.

We have secured a power connection from National Grid for 4MVA into the commercial scheme. Cable laying works will be completed October 2026 with upgrades to the primary station delivered by October 2028.

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



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 18m



15% roof
lights



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

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 Station	14.6 miles
Birmingham International to London Euston	1hr 21mins

For further enquires please contact the following agents:

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