

earlsdon park

COVENTRY
CV1 3BH



**New retail units
(A1 & A3 uses) from
3,000 - 8,324 sq ft
(279 - 778 sq m)**

- Excellent footfall adjacent to Premier Inn, 262 New Extra Care units, a major office development and a multi-storey car park
- Close to the city centre, Earlsdon and the Business District
- Part of a vibrant new development
- Over 1,250 employees in adjacent office buildings and 350 residents in new apartments

www.earlsdonpark.co.uk

Location

Coventry is currently benefiting from a number of large redevelopment projects and inward investment including a £300m scheme to extend and improve the city's retail offer. This JV between Coventry City Council and Aviva, and the Friargate development, will transform the commercial area immediately around the city's mainline station.

Earlsdon Park is located close to the city centre and a short walk from the train station (0.7 miles). This convenient location provides excellent accessibility to numerous public transport links and local amenities which have already helped attract occupiers including the Department for Education, National Association of Business School Management and Premier Inn.

Earlsdon Park has in excess of 1,250 people working and visiting on a daily basis, with 3 major employers based within the scheme. In addition, 262 Extra Care apartments have just been completed, which will be home to 350 Residents, complimenting the existing residential houses nearby. This, combined with the Premier Inn Hotel and Albany Theatre offers an exciting opportunity for Retailers at Earlsdon Park.

Description

The retail units are available as a shell specification from 3,000 sq ft (278.7 sq m), current planning allows for A1 & A3 uses. They benefit from frontage onto the busy Butts Road, as well as forming part of a new vibrant scheme combining, office, leisure, hotel and residential elements. Ample car parking is available on-site in the multi storey.



Tenure

New leases are available on terms to be agreed via the joint agents.

Rates

Each new retail unit as yet to be assessed by the Valuation Office.

Viewing

By appointment with agents, see details below.

Rent

On application to the joint agents.



Premier Inn



STEL



Asset managed by



Joint agents:



02476 308 900

Tom Bromwich
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Jonathan Ottewell
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