A new speculative development

135,048 sq ft industrial warehouse unit

12.5m haunch height & 72m yard depth (max)

AVAILABLE NOW
A prime strategic location within close proximity to the A45 and easy reach of the M45, M6 and M1 motorways.

Lyons Park is located on the western outskirts of Coventry, within easy reach of the A45 trunk road linking Coventry and Birmingham. At the heart of the country, Lyons Park also enjoys easy access to the UK motorway network. The M42, M6 and M1 motorways form a ‘golden distribution triangle’ placing 89% of England and Wales within four hours’ HGV drive. Lyons Park also benefits from excellent access to the M69, M40 and M5 motorways.
### Gross Internal Area:

<table>
<thead>
<tr>
<th>Component</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>128,150 sq ft</td>
</tr>
<tr>
<td>First floor offices</td>
<td>6,898 sq ft</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>135,048 sq ft</strong></td>
</tr>
</tbody>
</table>

- + 12.5m haunch
- + 3 level access doors
- + 12 dock levellers
- + 135 car parking spaces
- + 19 trailer parking spaces
- + 72m yard depth (max)
- + Additional yard with separate access

![Diagram of the facility with annotations](image-url)
### Sustainability Initiatives

The following initiatives will be incorporated in the building brief:

#### Building
- A rated EPC
- BREEAM Very Good
- Carbon Neutral cladding envelope
- Highly insulated building
- Water leak detection system
- Control panels and timeclocks for M&E plant
- Increased energy metering

#### Offices
- Energy efficient lift
- Carpet tiles made from recycled materials
- Ceiling tiles with high percentage of recycled content
- Rainwater harvesting for grey water toilet flushing
- Water saving taps
- Dual flush wc’s
- Waterless urinals
- Shower facility for cyclists

#### Warehouse
- 12% roof lights
- Air tightness far in excess of current Building Regulations
- LED dock lighting

#### External
- Daylight saving control to office area
- Cycle store
- Electric car charging point
Lyons 135 fronts the A45 within easy reach of the M45, M6 and M1 motorways.

Located at the heart of the Midlands, Lyons 135 provides easy access to both Birmingham and East Midlands International airports.

**Road**

<table>
<thead>
<tr>
<th>Miles</th>
<th>East Midlands</th>
<th>Birmingham</th>
<th>Luton</th>
<th>London Heathrow</th>
<th>Manchester</th>
<th>London Gatwick</th>
<th>London City</th>
<th>Stansted</th>
</tr>
</thead>
<tbody>
<tr>
<td>M6 (J3)</td>
<td>5</td>
<td>43</td>
<td>9</td>
<td>99</td>
<td>95</td>
<td>134</td>
<td>119</td>
<td>122</td>
</tr>
<tr>
<td>M42 (J6)</td>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>M6/M69 (J2)</td>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M45 (J1)</td>
<td>14</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M40 (J15)</td>
<td>16</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coventry Airport</td>
<td>8.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Birmingham Airport</td>
<td>9.2</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Birmingham Int'l Train Station</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coventry Train Station</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Airport**

**Automotive Connections**

Lyons 135 is ideally located within close proximity to JLR manufacturing operations within the Midlands.

**Rail**

DIRFT is within 23 miles and provides national freight services via the West Coast Main Line with direct access to major UK and European destinations.

Birmingham International Railway Station is within 9 miles providing regular services to London, Manchester and Glasgow.

<table>
<thead>
<tr>
<th>Miles</th>
<th>Castle Bromwich</th>
<th>Solihull</th>
<th>Gaydon</th>
<th>Whitley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time</td>
<td>15</td>
<td>12</td>
<td>25</td>
<td>6</td>
</tr>
</tbody>
</table>

Sources: Distances by Google Maps    Rail times by londonmidland.com
Goodman has a first class track record in delivering industrial, logistics and warehouse solutions for its customers. Some of our recent developments include:

- A 32.5 acre, 330,000 sq ft state of the art DPD parcel delivery hub at Hinckley Commercial Park
- 632,000 sq ft at Derby Commercial Park for Kuehne + Nagel Drinkflow Logistics and Heineken
- A 467,891 sq ft (43,484m²) regional distribution centre (RDC) at Andover Business Park pre-let to The Co-operative Group

Goodman is committed to creating sustainable developments which balance environmental impacts with social and economic benefits. All new Goodman buildings are designed to be sustainable, energy efficient and strive to reduce carbon emissions, leading to energy, cost and maintenance savings over the entire life of the building.

In becoming a member of the UK Green Building Council, Goodman is committed to supporting the council in its mission “to dramatically improve the sustainability of the built environment by radically transforming the way it is planned, designed, constructed, maintained and operated.”

The experience with Goodman working on the Hub 4 project at Hinckley Commercial Park was exceptional. This is the largest parcel distribution facility in Europe and the bespoke nature of the building presented many challenges. The development was delivered on time and on budget and we subsequently engaged with them to develop our international gateway facility on the adjacent site adjacent. I’m sure in the future if any further land is available, or if there are any projects in the vicinity they can help us with, we will be only too delighted to work with Goodman again.

Mark Wilkes, Property Director, DPD

LaSalle Investment Management embarked on a joint venture with Goodman in 2014, acquiring over nine acres of land from the Homes and Communities Agency (HCA) at Lyons Park in Coventry to develop five industrial units. We were confident in Goodman’s ability to deliver this project and have been impressed by their professionalism and attention to detail. Working collaboratively from the start, we developed a strong relationship with them and we hope to undertake more schemes with them in the future.

Edd Fitch, LaSalle Investment Management

We have been delighted with Goodman’s ability to deliver both the 470,000 sq ft building and a major infrastructure scheme on schedule. Their team was able to agree the details of this complex project swiftly and work in partnership with us to secure a successful project.

Mark Leonard, Head of Logistics (South), Co-operative Food Supply Chain

A five unit industrial/warehouse scheme 32,000 to 83,811 sq ft at Lyons Park

A 467,891 sq ft (43,484m²) regional distribution centre (RDC) at Andover Business Park pre-let to The Co-operative Group

A 32.5 acre, 330,000 sq ft state of the art DPD parcel delivery hub at Hinckley Commercial Park

632,000 sq ft at Derby Commercial Park for Kuehne + Nagel Drinkflow Logistics and Heineken

Goodman + sustainability+
Lyons Park
Coventry, West Midlands, CV5 9DQ

Location
Lyons Park is located on the western outskirts of Coventry, moments from the A45 trunk road linking Coventry and Birmingham.

Planning
Detailed consent for B1, B2 and B8 uses.

Tenure
Leasehold only. Terms available on request.

Grant assistance
Lyons Park is in an Assisted Area and grant assistance/funding may be available. Further details on request.

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These particulars are believed to be correct at publication date (November 2016), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.

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