



NOW LETTING

UNIT A 4,682 sq ft

UNIT B1 1,417 sq ft

OUTSTANDING COMMERCIAL UNITS



COVENTRY CV7 9FW
www.loadesecoparc.co.uk





Property Highlights



Strategically Located with excellent connectivity to the M6 motorway and the wider Midlands motorway network



EV Charging Facilities available on-site, supporting sustainable transport initiatives



Targeting a BREEAM "Very Good" Rating, delivering high-quality, environmentally conscious workspace



Modern, Flexible Design suitable for a variety of industrial and business occupiers



PV Solar Panels installed on selected units to enhance energy efficiency and reduce operating costs



6-Metre Minimum Haunch Height offering excellent operational flexibility and storage capacity



Secure Gated Estate with remotely monitored CCTV for enhanced site security and peace of mind

Location

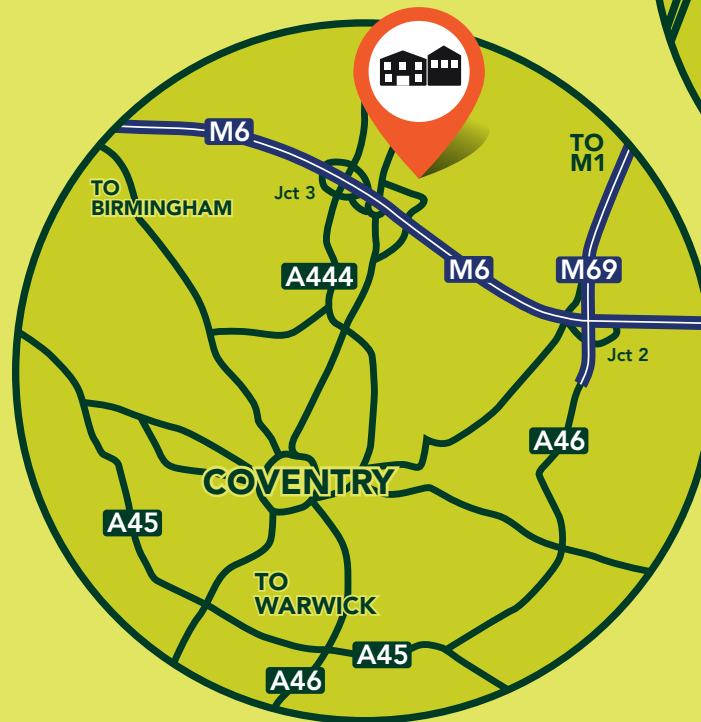
Strategically positioned at the heart of the Midlands, Loades Ecoparc offers unrivalled connectivity for occupiers. Located on Blackhorse Road, Exhall, less than one mile from Junction 3 of the M6, the development provides immediate access to the region's major transport corridors, including the M69, M1, M42 and M45.

Coventry, Bedworth and Nuneaton are all within close proximity. The scheme is ideally placed to serve regional and national markets while benefiting from a well-established labour pool and business environment.



LOADES ECOPARC BLACKHORSE ROAD, EXHALL, COVENTRY CV7 9FW

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Less than 1 mile
from junction 3, M6



Coventry	4.8 miles
Birmingham	21.5 miles
London	98 miles
Leicester	21.9 miles

Description

Loades Ecoparc has been developed to a high specification, targeting a BREEAM 'Very Good' rating and incorporating a range of sustainable and energy-efficient features. Designed with modern occupiers in mind, the scheme combines contemporary architecture with environmentally conscious construction, including photovoltaic (PV) solar panels on selected units, electric vehicle charging infrastructure and distinctive aluminium barrel roof designs.

The development provides high-quality industrial and business accommodation within a secure, self-contained environment. Accessed via a gated entrance from Blackhorse Road, the estate benefits from remotely monitored CCTV and comprehensive site security. All main utility services are available for connection.

Constructed around a steel portal frame, the units are finished with innovative Kalzip aluminium barrel roofs and attractive Chameleon rainscreen cladding, creating a striking modern appearance. The scheme delivers flexible, future-focused accommodation suited to a wide range of manufacturing, warehouse and business occupier.

UNIT A 4,682 sq ft (435 sq m)
UNIT B1 1,417 sq ft (132 sq m)



Unit A	sq ft	sq m
Ground Floor	3,305	307
Mezzanine	1,377	128
Total	4,682	435

EPC

More energy efficient



Less energy efficient

Business Rates

Unit A Rateable Value (2026): £33,750

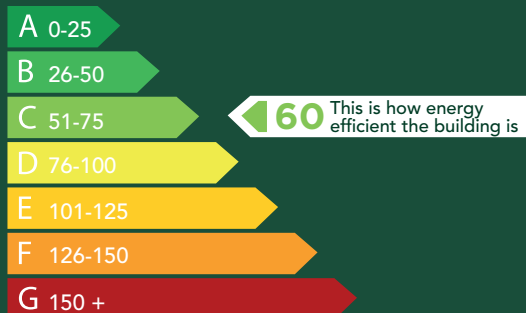
Tenure

The properties are available on a new full repairing and insuring lease for a term of years to be agreed.

Unit B1	sq ft	sq m
Ground Floor	1,417	132
Total	1,417	132

EPC

More energy efficient



Less energy efficient

Business Rates

Unit B1 Rateable Value (2026): £15,750

Viewing

By appointment through the sole agent.



Tom Bromwich
tom.bromwich@bromwichhardy.com

02476 308901
07718 037 150



Rob Lord
rob.lord@bromwichhardy.com

02476 308900
07385 663 147



Harvey Wells
harvey.wells@bromwichhardy.com

02476 308900
07990 050 091



Bromwich Hardy
1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

VAT

The properties are registered for VAT

Legal Costs

Each party is to bear their own legal and surveyor's costs incurred in the transaction.

Anti-Money Laundering Regulations

Please note that successful applicants will be required to pay a fee of £126.00 (including VAT), to enable us to process tenant details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.



A development by Loades Estates
www.loadesecoparc.co.uk
estates@loades.com