


RIVET

COVENTRY.COM

4hr
UNRESTRICTED ACCESS

2B2
MANUFACTURING CONSENT

CV6
LOCATED FOR STAFF

M6
LOCATED FOR THE MOTORWAY

3M8
DISTRIBUTION CONSENT

AM
POWER FOR MANUFACTURING AVAILABLE

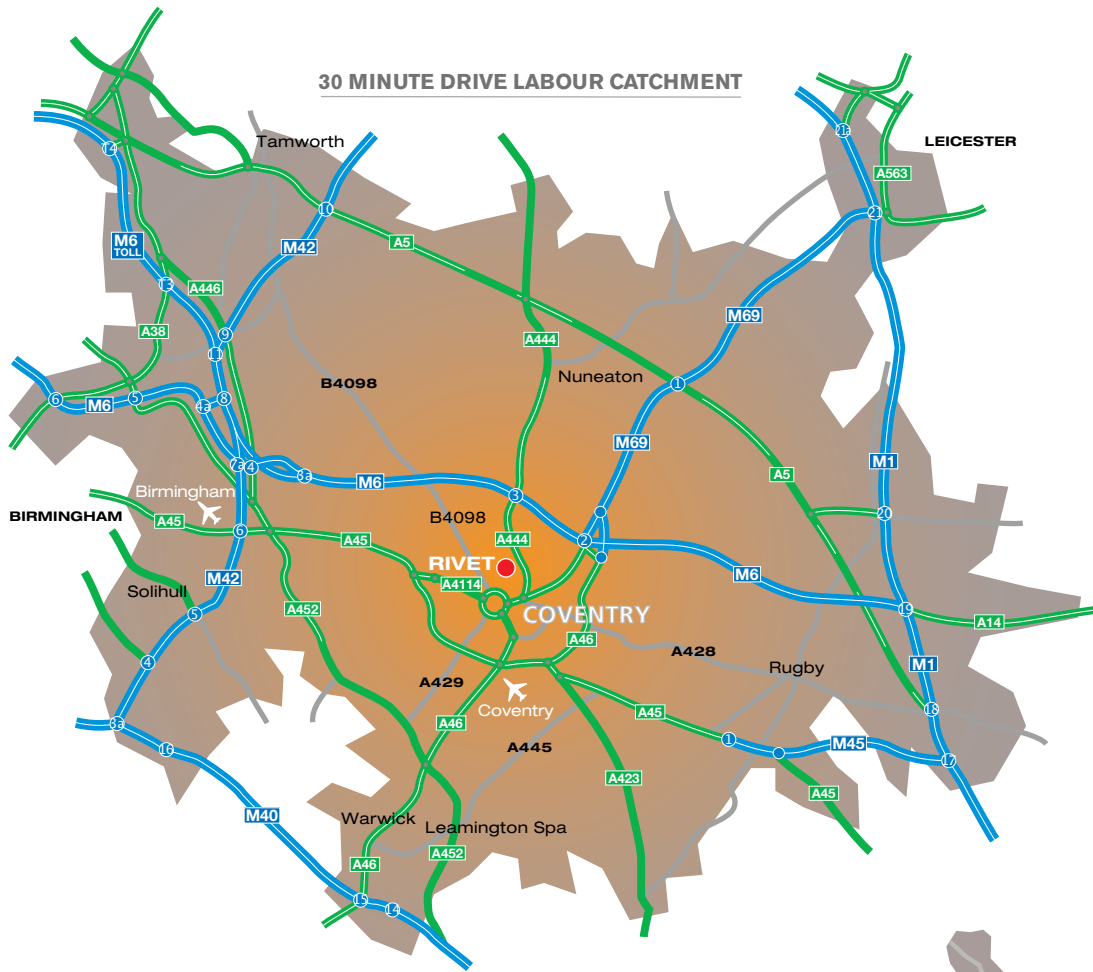
A NEW 222,598 SQ FT (20,680 SQ M)
INDUSTRIAL AND DISTRIBUTION BUILDING
TO LET OR FOR SALE

 **FROGMORE**
PROPERTY. PROPERLY.®

Rivet is a new, high specification industrial and distribution unit, providing 201,033 sq ft (18,677 sq m) of warehouse space and 21,565 sq ft (2,003 sq m) of three storey office accommodation, ideally situated close to Coventry city centre.

LOCATED FOR MANUFACTURING





Rivet is situated only 1.5 miles from Coventry city centre. The Coventry workforce has an above average bias towards manufacturing and distribution market sectors. Coventry has a population of over 309,000 and there is over one million people within a 30 minute drive of Rivet. 5.6% of those of working age are seeking employment which equates to some 35,600 in the 30 minute drive catchment.

Key local occupiers include:

- Co-op**
- Lear**
- GEFCO**
- Terex Benford**
- Halfords**
- Unipart**

Rivet is well located for UK distribution with access to the national motorway network from the M6 Junction 3, which is only 4.7 miles to the north via the A444 dual carriageway.

 City Centre	1.5 miles
 Coventry Airport	6 miles
 Birmingham	25 miles
 East Midlands Airport	38 miles
 London	99 miles
 Manchester	105 miles
 Southampton	125 miles
 Felixstowe	146 miles

Source: theaa.com



M6
& LOCATED FOR DISTRIBUTION



WAREHOUSE / PRODUCTION

- 10m to underside of haunch
- 6 level access doors
- 22 loading docks
- Storage capacity for up to 24,000 pallets
- 50 kN/sq m floor loading
- 1MVA power capacity with a scheme to upgrade to 3MVA
- Sprinkler tank



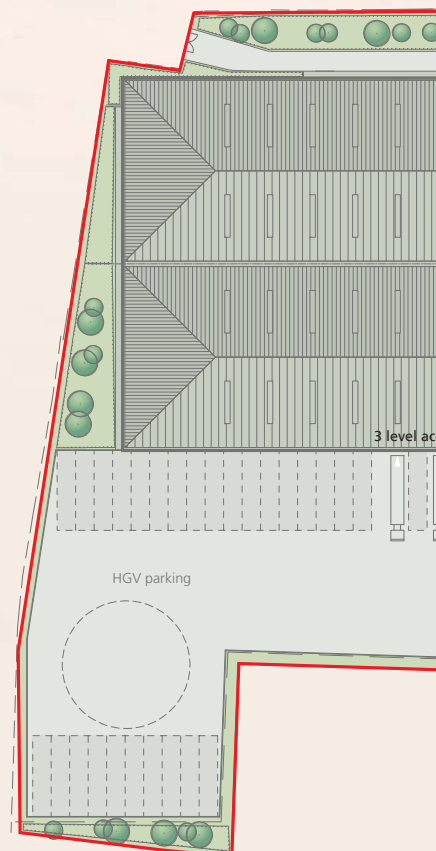
OFFICE FITOUT

- Prestigious office reception area
- 1st & 2nd floor - fully fitted
Ground floor - shell finish
- Passenger lift
- Male, female and disabled toilets and shower facilities



YARD AREAS

- Secure site
- Fully operational gatehouse
- 166 car parking spaces
- 64 HGV parking spaces (including 28 in front of loading doors)



98

SQ FT

WAREHOUSE

201,033 SQ FT

(18,677 SQ M)

OFFICES ARRANGED OVER THREE FLOORS

21,565 SQ FT

(2,003 SQ M)

TOTAL

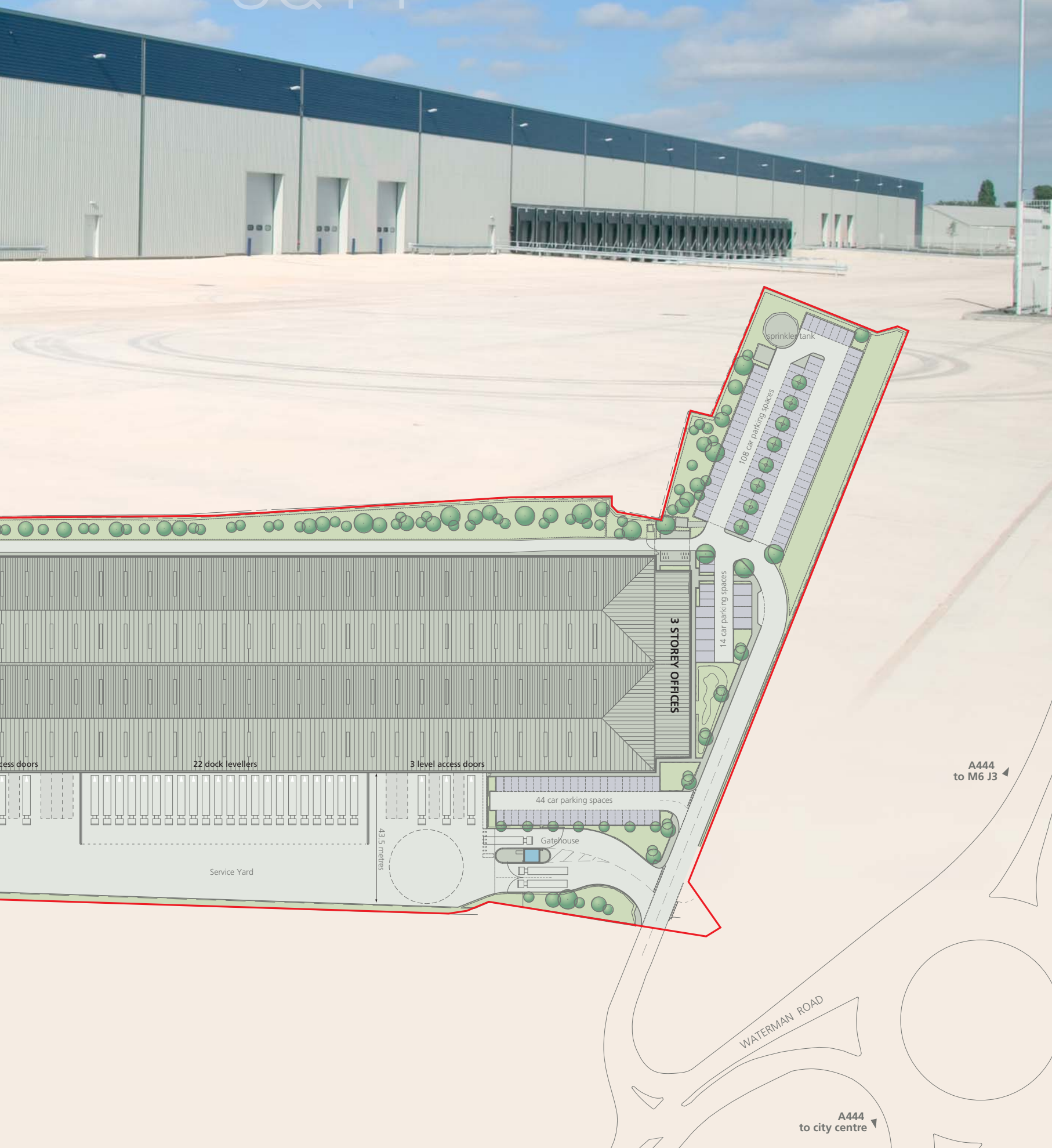
222,598 SQ FT

(20,680 SQ M)

GATEHOUSE

197 SQ FT

(18 SQ M)



Access doors

22 dock levellers

3 level access doors

44 car parking spaces

Gatehouse

Service Yard

43.5 metres

3 STOREY OFFICES

14 car parking spaces

108 car parking spaces

sprinkler tank

A444 to M6 J3

WATERMAN ROAD

A444 to city centre

NEW 3



POWER TO DELIVER

Rivet currently has 1MVA electrical supply immediately available with a scheme to upgrade to 3MVA. This will satisfy most manufacturing needs. The current water peak flow is 2.5 litres per second with an upgrade available up to 7 litres per second providing 600m³ per day. There is a gas supply of 4,300KW immediately available with the potential to increase this to 6,000KW. The current drainage capacity is 3.4 litres per second.



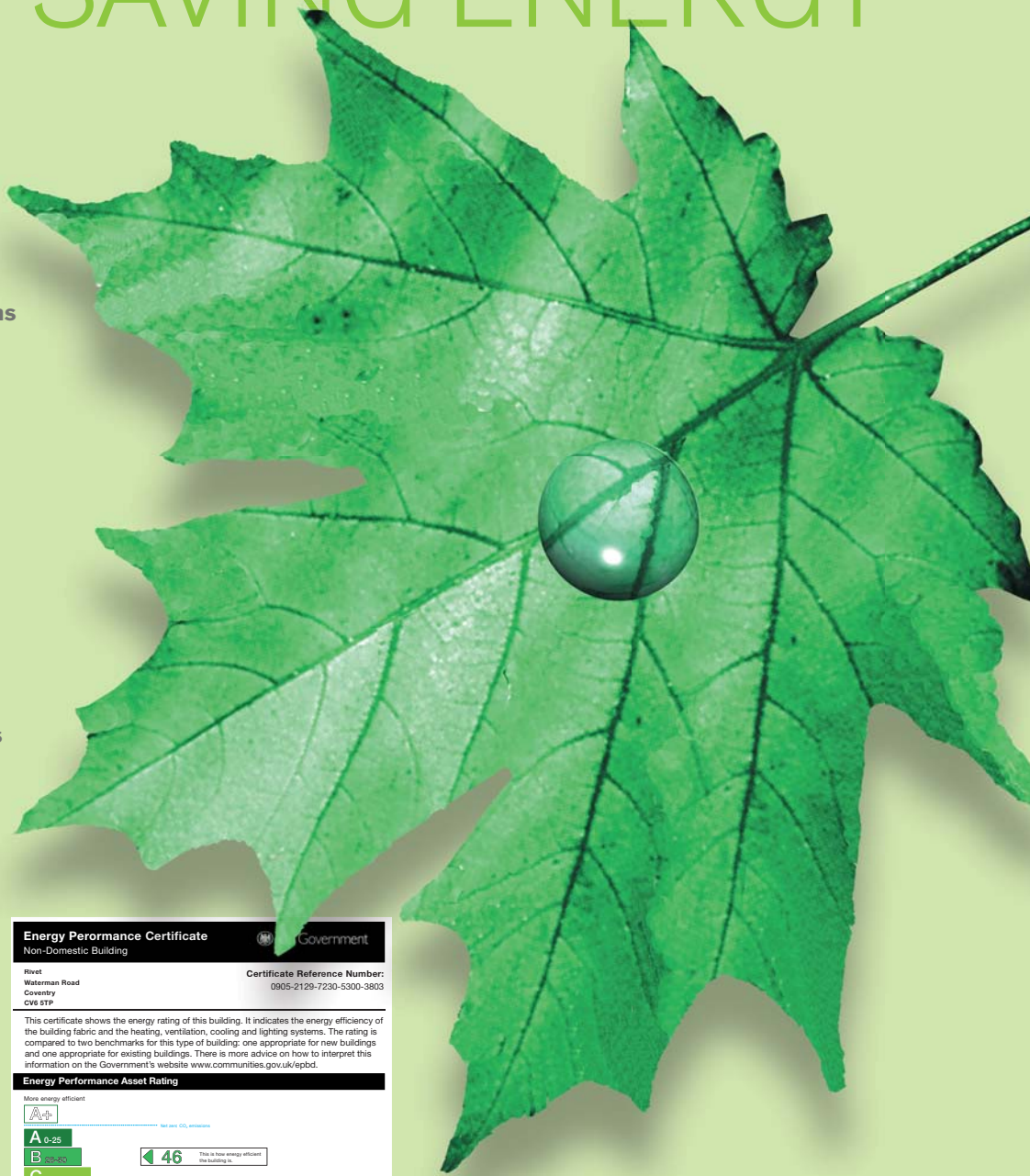
CO₂ SAVING ENERGY

Rivet has been developed with the environment in mind, both in construction and ongoing environmental enhancements. Crushed concrete, tarmac and masonry has been re-used along with refurbishment of the existing sprinkler supply and housing. Lightweight and modular materials have also been used to reduce waste during construction and the natural boundary landscaping retained to help security and acoustics.

The building has a Grade B Energy Performance Certificate.

Specific environmental enhancements include:

- Carbon neutral wall and roof cladding system to the warehouse
- Motorised external blinds to the office elevations
- Solar hot water heating to the office toilets
- Recycled 'grey' rainwater for toilet flushing
- Spray mixer taps and dual flush toilets
- Digital metering to the incoming services
- Segregated waste/recycling stations
- Heat recovery to the ventilation system
- Energy efficient lamps (PIR controlled) to the office areas
- Bark mulching to ornamental landscaping areas



Energy Performance Certificate
Non-Domestic Building

Government

Rivet
Waterman Road
Coventry
CV6 5TP

Certificate Reference Number:
0905-2129-7230-5300-3803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Net and CO₂ emissions

46 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 1243
Building complexity (NQS level): 4

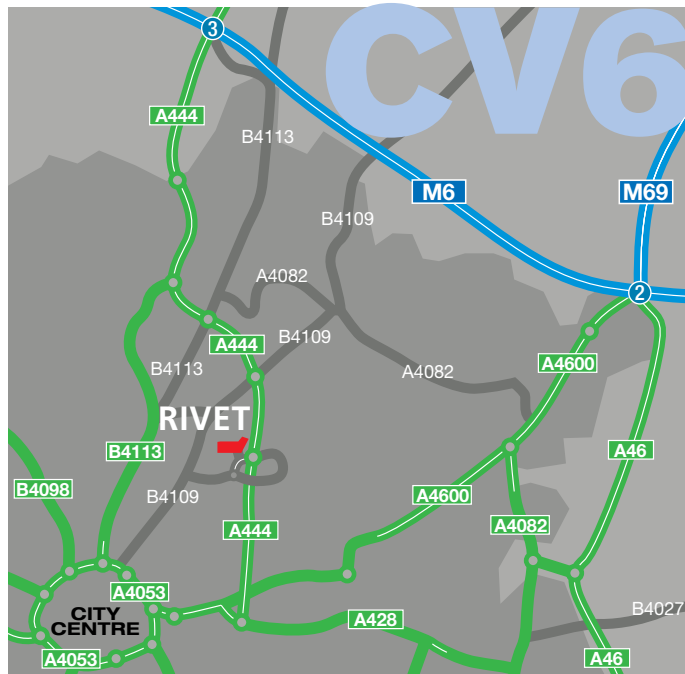
Benchmarks

Buildings similar to this one could have ratings as follows:

65 if newly built
126 if typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007/951 as amended
Assessment Scheme: CIBSE v3.1.4, using associated engine: SBEM v3.1.4
Property Reference: 35791210000
Assessor Name: IRI Power
Assessor Number: BRIC-00005
Accreditation Scheme: BRE Global Ltd
Employer/Trading Name: Orphee Consulting Engineers Ltd
Employer/Trading Address: Deaney Shales, Deaney Barn, Walling Street, Hatherton, Cannock, WS11 1SD
Issue Date: 17 Apr 2008
Valid Until: 16 Apr 2018 (unless superseded by a later certificate)
Related Party Disclosure:
Recommendations for improving the property are contained in Report Reference Number: 0220-3039-0476-9020-1054



CV6 5TP

Rivet is prominently located on the Waterman Road roundabout of the A444 Phoenix Way. Phoenix Way runs due south from Junction 3 of the M6 to Coventry and meets Waterman Road after 4.7 miles.

SatNav: CV6 5TP

Terms

Leasehold or freehold terms upon application.

www.rivetcoventry.com

rdm-Itcl.com

CBRE
 0121 609 7666
 0207 182 2000
www.cbre.co.uk

Jon Ryan-Gill
 jon.ryan-gill@cbre.com
 Richard Lord
 richard.lord@cbre.com

JONES LANG LASALLE
 020 7493 4933
 0121 233 2898

Tim Johnson
 tim.johnson@eu.jll.com
 Carl Durrant
 carl.durrant@eu.jll.com

harrislamb
 PROPERTY CONSULTANCY
 0121 455 9455
www.harrislamb.com

Andy Lamb
 andrew.lamb@harrislamb.com
 Neil Slade
 neil.slade@harrislamb.com

FROGMORE
 PROPERTY. PROPERLY.®

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2012.