

LOWER PRECINCT

///films.legs.quarrel
Coventry
West Midlands
CV1 1NQ

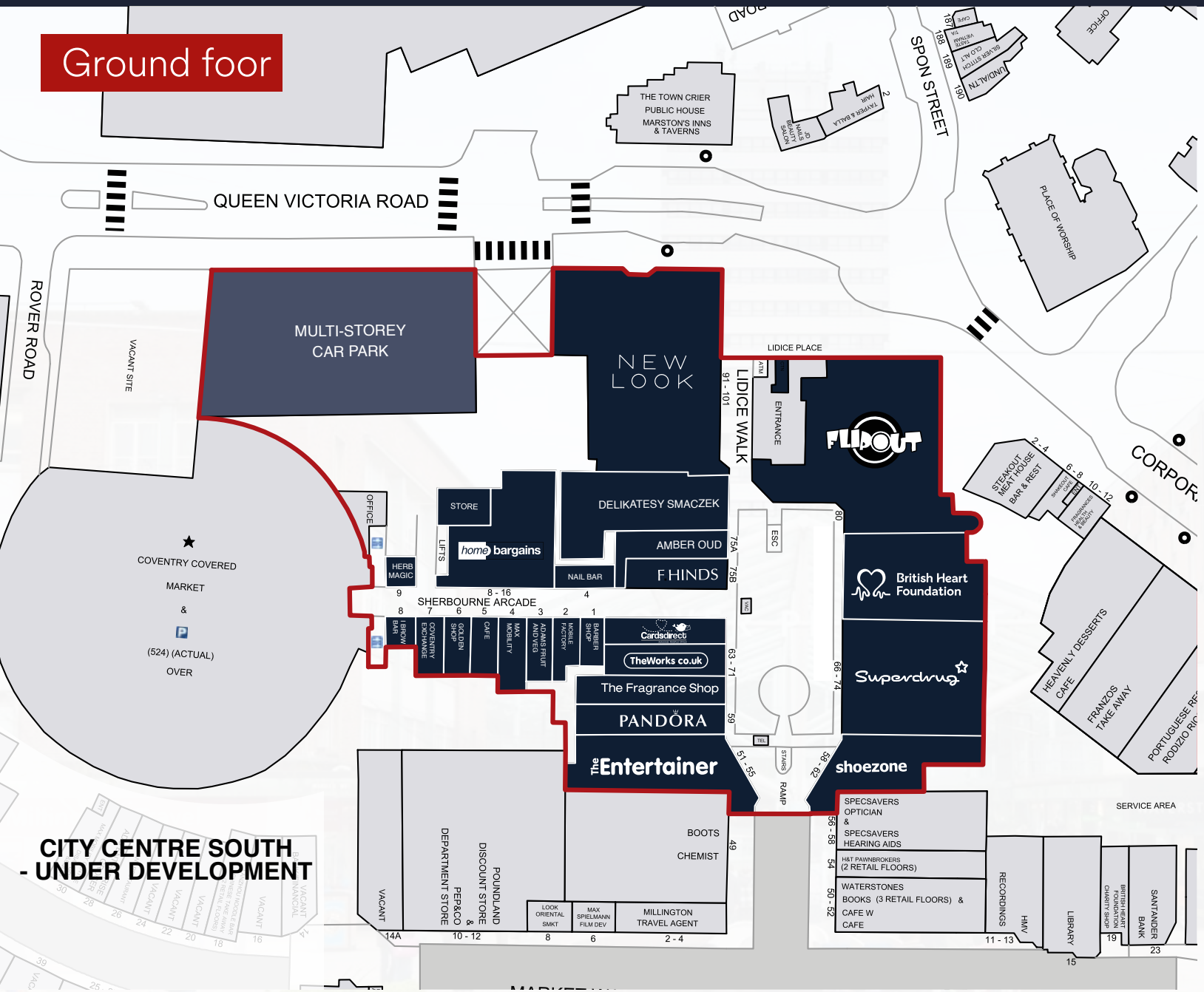
Key Tenants Include

FLIPOUT
The Entertainer
PANDORA
H&M
RIVER ISLAND
Superdrug
NEW LOOK

LOWER PRECINCT

SITE PLAN

Ground foor



457k Catchment Population
within a 20 minute drive time

3.42m Catchment Population
within a 45 minute drive time

8.2m
Annual Footfall in 2024

221,986 sq.ft
Total Development

42
Retail Units On-site

M LOWER PRECINCT

SITE PLAN

First foor









525
Car Parking Spaces

Sat Nav
CV1 1NQ

H&M NEW LOOK
Anchored by H&M and New Look stores

What Three Words
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LOCATION

Coventry is a major economic centre and the second largest city in the West Midlands after Birmingham.

Coventry has excellent road communications to nearby towns and cities. Motorways and major arterial roads, including the M6, M69 and M40, connect the city to surrounding centres such as Warwick (26 minutes), Birmingham (32 minutes), Rugby (26 minutes) and Leamington Spa (23 minutes). Birmingham Airport is located 10 miles away, with journey times of just 19 minutes from the airport to Coventry City Centre by train.

Lower Precinct benefits from a strong weekly footfall and a 525 space car park. Other occupiers located within the centre include New Look, H&M, River Island with new lettings including Sostrene Grene, The Works, Cards Direct and The Fragrance Shop.



ASSET MANAGEMENT OPPORTUNITIES

A number of Asset Management Opportunities are potentially deliverable to create a variety of units from:

c600 sq.ft to 6,000 sq.ft

Contact the agents for more information.





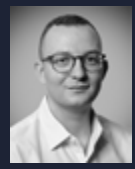
SERVICES

- Toilet Facilites
- Baby Changing
- Car Parking
- Lockers
  InPost

mcoreproperty.com

SHEET ANCHOR EVOLVE

part of MCore



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