



M

# LOWER PRECINCT

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Coventry  
West Midlands  
CV1 1NQ

Key Tenants Include

FLIPOUT  
#Entertainer

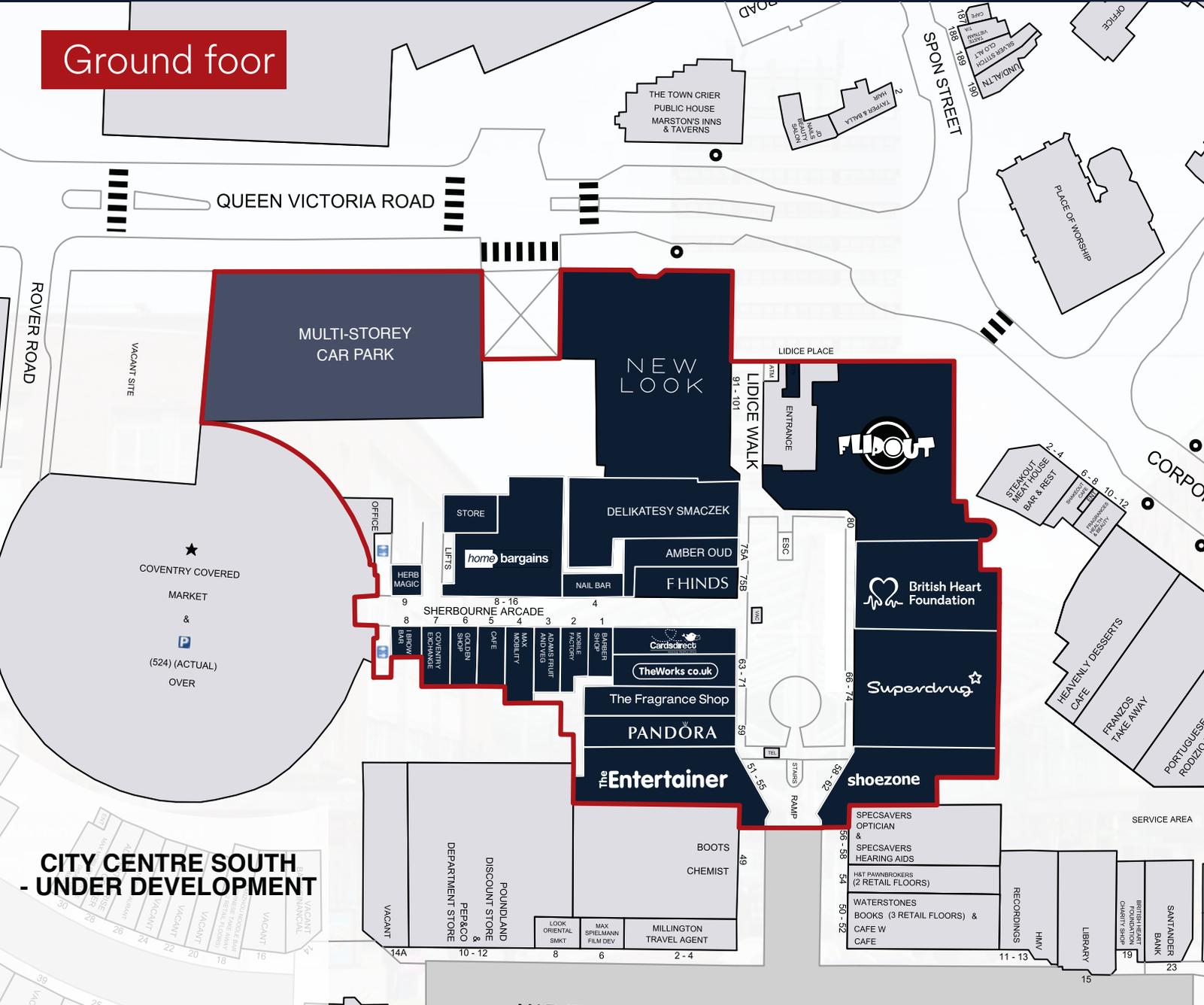
PANDORA  
H&M

RIVER ISLAND  
Superdrug  
NEW LOOK

# M LOWER PRECINCT

# SITE PLAN

Ground floor



**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

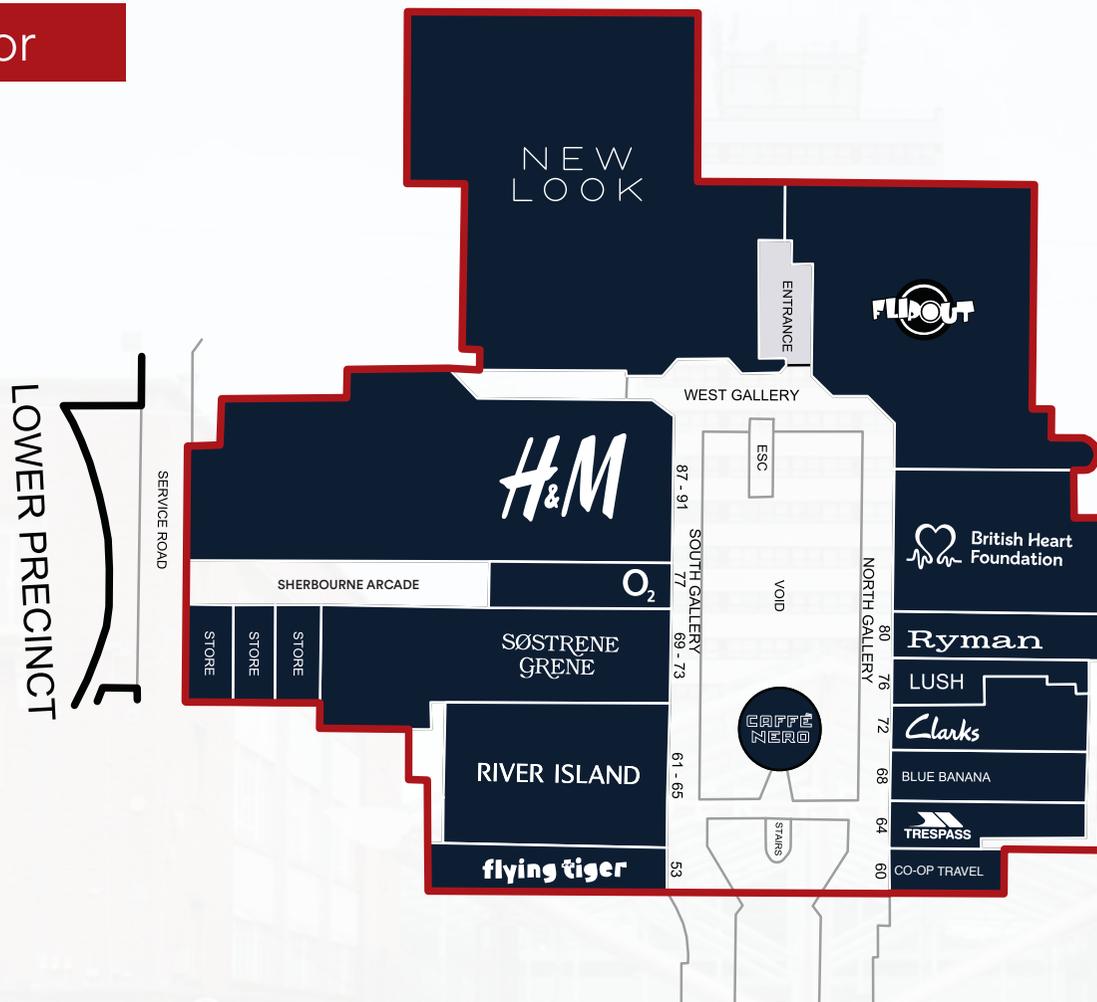


**221,986 sq.ft**  
Total Development



**42**  
Retail Units On-site

First floor



**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 Facilities



Baby Changing



Car Parking



Lockers  
InPost



## SHEET ANCHOR EVOLVE

part of M<sup>Core</sup>



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