



New Ultra Rapid EV Charging Hub Investment

 Evyve | Austin Drive, Coventry, CV6 7NS

FOR SALE  PRIVATE TREATY

£ 346,000 Subject to contract

Location



Coventry, at the centre of the Midlands conurbation, lies 38 km (24 miles) east of Birmingham, 40 km (25 miles) south-west of Leicester and some 153 km (95 miles) north of London.

The town benefits from excellent road communications, with the A45 linking the M42 and M1 Motorway's at Junction 17, the A46 leading south of the M40 Motorway at Junction 15 and the A444 north to the M6 Motorway via Junction 2 at its intersection with the M69 Motorway to Leicester.

Coventry Railway Station provides a fastest journey time to London Euston of approximately 60 minutes. Regular services connect to Birmingham International Airport and Birmingham New Street within 9 minutes and 21 minutes

The city is a key commercial and industrial centre within the region, with a strong automotive, logistics and advanced manufacturing presence. Coventry also benefits from two universities and a substantial resident population.

Summary

- New Ultra Rapid EV Charging Hub Investment
- New 20-year lease, without breaks
- Let to one of the UK's fastest-growing public electric vehicle charging networks
- 5 yearly rent reviews in accordance with increases in the Consumer Price Index subject to a collar and cap of 1% & 4% (on a compounded basis)
- Five Ultra Rapid DC Electric Vehicle Chargers, with 10 dedicated EV bays
- Strategic location, adjacent to a new 72,000 sq ft self-storage scheme and situated in an established commercial & residential area
- Freehold
- £346,000, subject to contract
- 9.0% Net Initial Yield
- Rising to 10.7% in 2031, 12.7% in 2036 and 15.1% in 2041 (assuming 3.5%pa increases)

Situation

The property is located on Austin Drive, approximately 4 km (2.5 miles) north-east of Coventry city centre.

The subject site sits adjacent to a former Sainsbury's superstore, which is being redeveloped into a large self-storage facility. Practical completion of the facility is anticipated in May 2026. The large former Sainsbury's car park to the front is due to comprise an Industrial Open Storage (IOS) site whilst the former petrol station is set to be converted to retail use.

Surrounding occupiers include The Range (adjacent), KFC and Selco. The Gallagher Retail Park is 0.8 km (0.5 miles) to the north-west and is home to retailers such as TK Maxx, Argos, Pets at Home, Matalan, ScS, McDonald's, Wren Kitchens, B&M, Costa and Subway.

The property also benefits from being situated adjacent to a densely populated residential neighbourhood and the A444 which provides a direct link to Junction 3 of the M6 motorway approximately 4.8 km (3 miles) to the north.

Description

The property will comprise a purpose-built ultra rapid electric vehicle (EV) charging hub on a vacant car park site. The scheme will provide five ultra rapid DC electric vehicle chargers (minimum 200 kW per charger) and Charging Station with 10 dedicated EV bays.

Practical completion of the site is anticipated to be by the end of May 2026.

The Rapid and Ultra Rapid EV Charging Market

Key Data Points (End of 2025)

- Total Devices – 88,000 public charging devices
- Ultra Rapid – 9,893 devices
- Growth drivers: Increased installation of high-powered chargers at motorway service areas and dedicated charging hubs

Trends and Insights

- Shift to Ultra Rapid: For the first time, ultra rapid chargers now outnumber rapid chargers, indicating a maturation of the network for longer journeys
- Hub Development: There is a significant rise in charging hubs (sites with 6+ rapid/ultra rapid chargers), growing by 39% in 2025 to 748 locations
- Strategic Road Network: Provision has more than tripled in three years, with over 1,100 rapid or ultra rapid chargers at motorway service areas by mid-2025, supporting the government's zero-emission goals
- Regional Growth: Strong growth outside London/SE, with the North West seeing over 35% growth in high-powered chargers in 2025
- Focus on Reliability: Growth is shifting from mere volume to installing the right chargers in the right places, addressing driver needs and building confidence for EV adoption

Data Sources:

- Zapmap (www.zapmap.com)
- Gov.uk

Tenure

Freehold.

Tenancy

An Agreement for Lease dated 6th February 2026 has been signed with **Evyve Projects (No.2) Limited** for a term of 20 years, without breaks, at an initial rent of **£32,350 per annum**.

The lease will complete 10 working days after the practical completion of the site. The rent commencement date shall be the date on which the Charging Station becomes operational.

There is a provision in the lease that the tenant pays the first two years of rent upfront at the commencement of the lease (£64,700). The vendor will top-up the income by way of an appropriate adjustment on the completion sum, in order that an investor does not suffer an income shortfall.

The lease benefits from five yearly upward only rent reviews calculated in line with the Consumer Price Index (CPI), compounded annually, with a collar and cap of 1% and 4%.

Rent Increases:

The latest [Consumer Prices Index \(CPI\)](#) value at January 2026 is 139.5 compared to 67.8 as at January 1996. Over the last 30 years, CPI has increased 106% averaging 3.5% annually. Whilst the lease provides for a minimum increase of 1% per annum, it is reasonable to suggest that rent increases will exceed this minimum level.

Adopting the average increase of 3.5% per annum, an investor can reasonably anticipate receiving increasing income as follows:

| | |
|----------------------------|-------------------|
| Initial Rent | £32,350 per annum |
| Anticipated Rent 5th Year | £38,422 per annum |
| Anticipated Rent 10th Year | £45,633 per annum |
| Anticipated Rent 15th Year | £54,198 per annum |

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| Initial Net Yield | 9.00% |
| Anticipated Net Yield 5th Year | 10.70% |
| Anticipated Net Yield 10th Year | 12.70% |
| Anticipated Net Yield 15th Year | 15.10% |

Power Supply

There is a 1 MVA power supply secured from National Grid. This power supply and associated infrastructure will remain at the end of the 20-year lease, ensuing future use for EV Charging or other uses.

Site

We are advised that the site area is approximately 0.27 acres (0.11 hectares).

A Phase 1 and 2 Geo-Environmental Assessment was undertaken by EPS in October 2023 and a third party review of this report by Colliers dated January 2025 concluded that no further remediation is required. A copy of these reports is available to download.

Covenant

evyve is one of the UK's fastest-growing public electric vehicle charging networks, focused on delivering reliable, accessible, and high-speed charging for drivers nationwide. Through partnerships with leading retail and hospitality brands, including Greene King, evyve is building a customer-centric network of rapid and ultra-rapid charging hubs designed to make EV ownership easier and more convenient for everyone. The company has over 150 charging stations across the United Kingdom, located at retail and leisure destinations, business parks and roadside locations.

With a committed pipeline including developers, retailers and sports venues, evyve is aiming to become the UK's largest fast charging firm by 2030. In 2023 the company agreed a deal with Tritium, a world leading DC fast charging manufacturer, as its 'preferred technology partner' for up to 10,000 charge points.

In November 2025, it was announced that Novuna Business Finance had supported evyve with a £15 million development finance facility to accelerate the rollout of its ultra-rapid chargers. This strategic funding marks a significant milestone in evyve's mission to expand access to reliable, high-speed EV chargers at key destinations.

As the UK targets 300,000 public charge points by 2030, this partnership helps evyve to fast-track deployment, ensuring EV drivers benefit from convenient and accessible charging wherever they travel.

Formed in December 2020, Evyve is a joint venture between EVY Infrastructure Partners and Peel NRE, part of The Peel Group.

The Peel Group, a long-established UK infrastructure, transport and real estate investor founded over 50 years ago and headquartered in Manchester. The Group has built a substantial portfolio spanning land and property, ports, logistics and energy infrastructure, with total assets reported at approximately £2.3 billion and landholdings extending to over 33,000 acres across the UK.

Peel has been responsible for the delivery of a number of major regeneration and infrastructure projects, including MediaCityUK in Salford and the Trafford Centre in Manchester, one of the largest retail developments in the UK. The group's activities extend across transport, ports, retail, energy and strategic land, reflecting a long-term approach to investment and development across multiple sectors.

Peel NRE's involvement in EV charging forms part of The Peel Group's wider sustainability and energy transition strategy, which includes investment in renewable energy and low-carbon infrastructure across its UK estate. The Peel Group has interests in over 1GW of operational and planned renewable energy capacity, reflecting its long-term commitment to sustainable infrastructure. Evyve contributes to the rollout of EV charging infrastructure

across Peel-associated sites, aligning with the group's broader approach to decarbonisation and future energy demand.

For further information please visit evyve.co.uk and www.peelnre.co.uk.

Rateable Value

EV Charging hubs are exempt, hence there are no business rates payable.

Planning

Planning permission was granted on 18th March 2026 for “erection of an electric vehicle charging hub including charging infrastructure, parking, canopy, landscaping, electrical equipment, access and associated works”.

VAT

It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC), subject to the Buyer meeting the usual requirements to the Seller's satisfaction. Otherwise, the sale will be subject to VAT.

Proposal

We are seeking offers in the region of £346,000 (Three Hundred and Forty Six Thousand Pounds), subject to contract, reflecting the following yield profile:

- Net Initial Yield 9.0%
- Anticipated Net Yield 5th Year 10.70%
- Anticipated Net Yield 10th Year 12.70%
- Anticipated Net Yield 15th Year 15.10%

Please note that a purchaser will be re-charged the costs of the searches (£1,231.44) which are provided in the data room.

Please note that a purchaser will be charged a Transaction Fee of 1.0% of the Purchase Price plus VAT.

Investment Considerations

1. An opportunity to invest into the Ultra Rapid EV Charging Hub market;
2. A new scheme offering 20 years of unbroken income;
3. CPI-linked rental growth, compounded annually;
4. Strategically located, forming part of a wider redevelopment scheme;
5. The tenant is an established operator in partnership with The Peel Group, one of the leading infrastructure, transport and real estate investors in the UK;
6. Attractive lot size suited to private investors;
7. A purchase at the asking price reflects an attractive yield profile.

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