

SEGRO
PARK
COVENTRY

IT'S TIME

TO LET 219,263 SQ FT
WAREHOUSE/
INDUSTRIAL UNIT,
OCCUPY Q4 2023

UNIT 4B

DETAILED
SPECIFICATION

1 | UNIT 4B SEGRO PARK COVENTRY

SEGRO



UNIT 4B

SPECIFICATION SUMMARY

Warehouse

- 208,682 sq ft
- 15m to haunch
- 20 dock levellers (including 4 Eurodocks) and 2 level access doors
- Internal Floor slabs laid to FM2 specification - 50kn/m2 floor loading
- Concrete service yards 50m deep
- 204 car parking spaces; with 20% electric vehicle charging points
- 25 year warranty for the cladding system
- 586 kVA electric supply

Office

- 10,581 sq ft (with undercroft)
- Raised floors
- Suspended ceilings
- Comfort cooling
- LED lighting with PIR and perimeter daylight sensitive controls daylight sensitive controls.

Sustainability

- EPC A rating (targeting)
- BREEAM Excellent (targeting)
- 12% rooflights
- Air leakage 2.5m3/hr/m2
- Solar thermal system
- Rain Water Harvesting



EV charging points as standard



Carbon Neutral

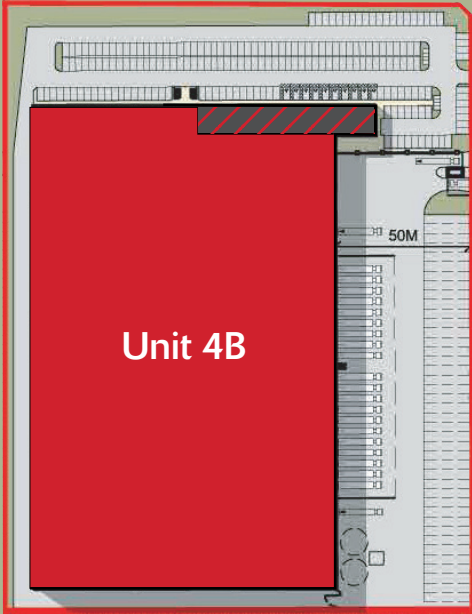
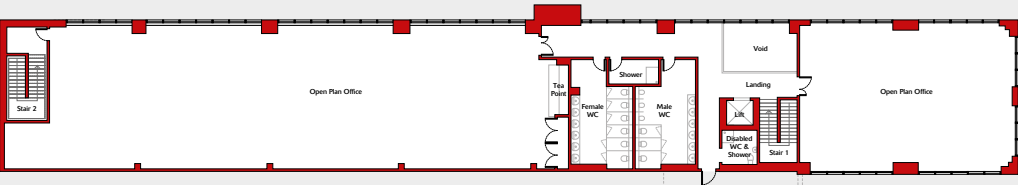


BREEAM EXCELLENT Targeting



Highly sustainable EPC 'A'

UNIT 4B FIRST FLOOR PLAN:



Warehouse	sq ft	208,682
	sq m	19,387
Offices	sq ft	10,581
	sq m	983
Plot area	Acres	10
	Ha	4
Total	sq ft	219,263
	sq m	20,370
Dock leveller doors		20
Loading doors		2
Yard depth		50m
Car parking spaces		204
HGV spaces		41

RIGHT PLACE, RIGHT TIME



Coventry City Centre	14 Mins	5.3 Miles	Daventry		
M69	13 Mins	7.3 Miles	Rail Freight Terminal	30 Mins	19.1 Miles
M6	13 Mins	7.3 Miles	Hams Hall		
M45	15 Mins	8.9 Mile	Rail Freight Terminal	30 Mins	19.6 Miles
M40	15 Mins	11.7 Miles	Birmingham City Centre	40 Mins	24.5 Miles
Birmingham Airport	22 Mins	14.1 Miles	Central London	120 Mins	106 Miles
HS2 Interchange	22 Mins	13.6 Miles	Felixstowe Port	160 Mins	150 Miles

Source: Google Maps. Distances and journey times are estimated and are subject to travel / road conditions.



About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.6 million square metres of space (103 million square feet) valued at £21.3 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

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