

SEGRO
PARK
COVENTRY

IT'S TIME

Unit 4C, CV8 3BB

SPC140

140,567 sq ft warehouse / industrial unit

Available for immediate occupation
Fit out packages available

TIME. AND SPACE.

Businesses need both to grow.

SPC 140 is designed to make an efficient use of time, boosting productivity. And at 15m high to haunch, room for 130 cars and 32 HGVs, it's got the space that's the lifeblood of warehousing and logistics businesses.

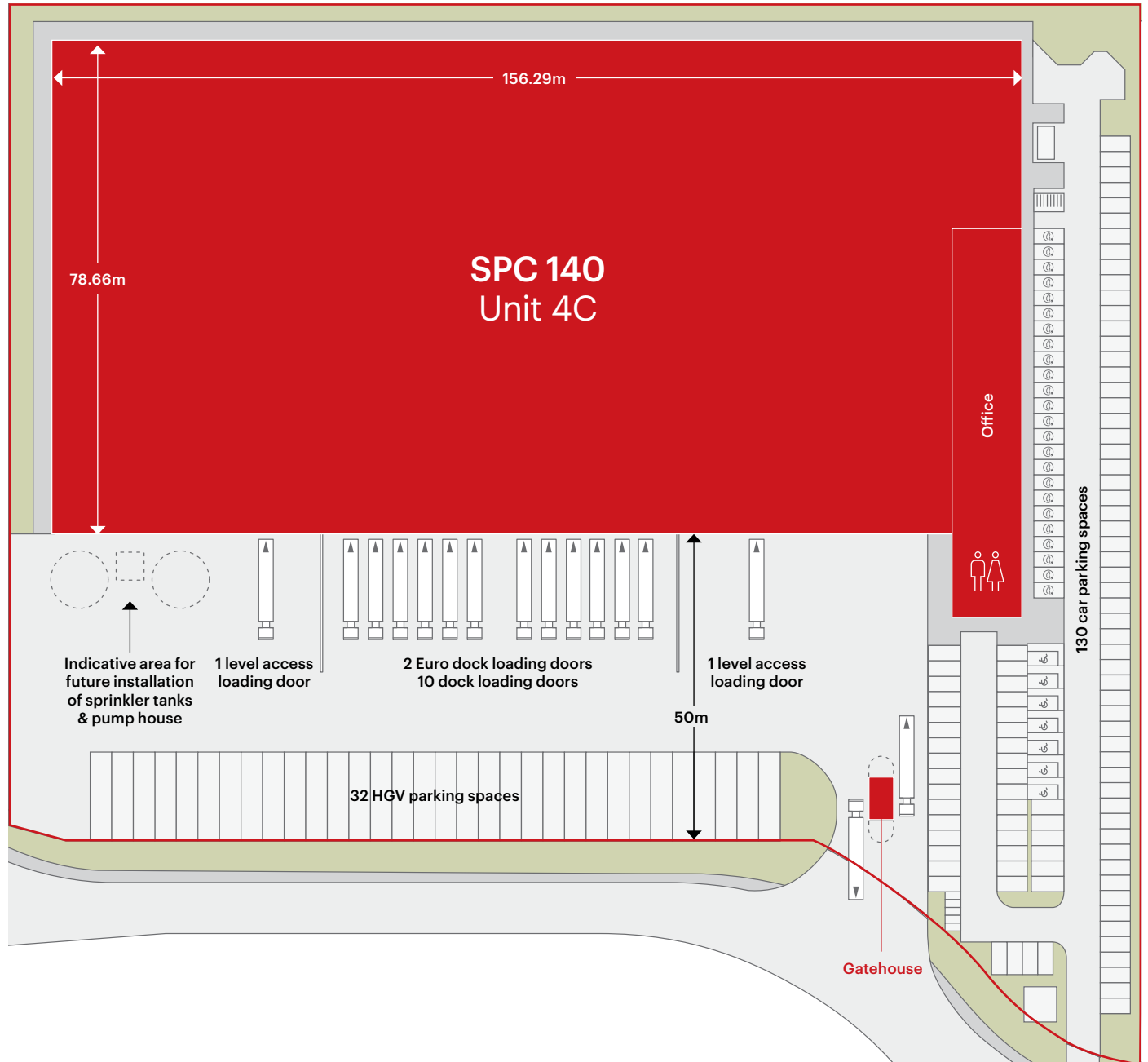
 [Take a virtual tour](#)

Accommodation

	sq m	sq ft
Warehouse	12,241	131,761
Offices	797	8,580
Gatehouse	21	226
Total	13,059	140,567

Plot area	6 acres	3 ha
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All areas are approximate and measured on a Gross Internal Basis.



Warehouse



15m
haunch height



2 Euro dock
loading doors



10 dock
loading doors



2 level access
loading doors



50kn/m²
floor loading



32 HGV
parking spaces



130 car
parking spaces



Gatehouse
security



50m
yard depth



500 kVA
power supply

Office



Raised
floors



Suspended
ceilings



Comfort
cooling



Air source
heat pumps



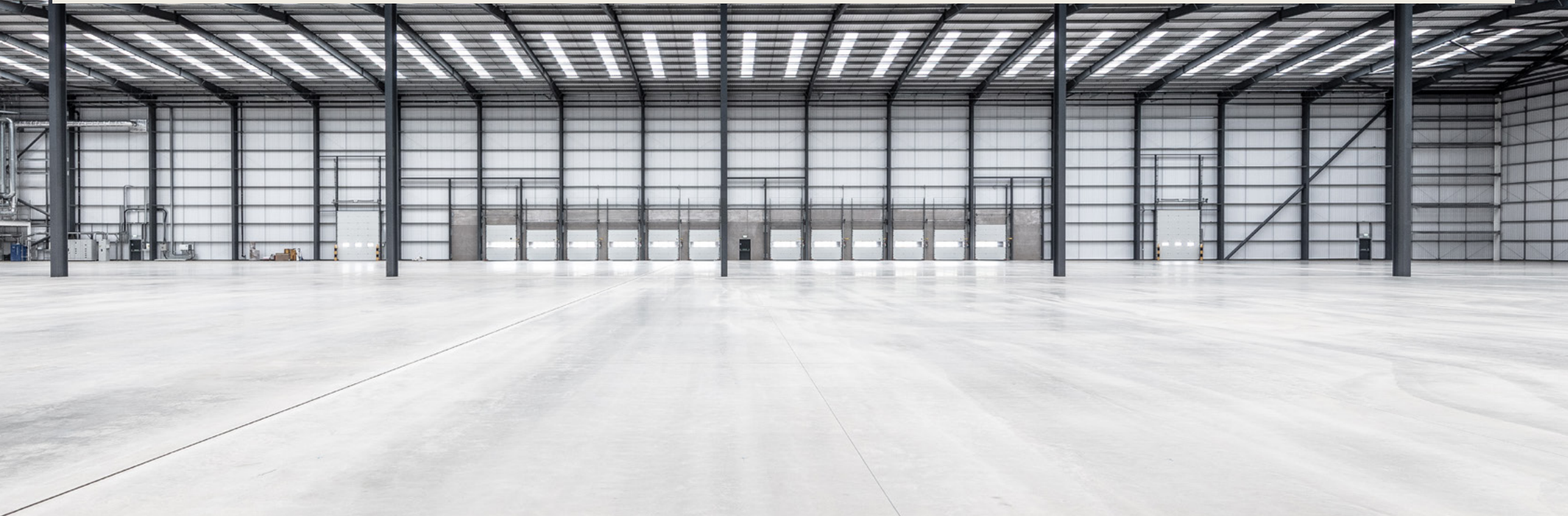
Modern high
quality finishes



High quality
kitchen, WC and
shower facilities



Double height
reception area



Fit-out options

TIME. FOR MORE.

Flexible lighting and racking fit-out packages are available, helping to reduce upfront costs for occupiers.

We work closely with each business to design a tailored fit-out that meets specific operational needs and maximises efficiency. With a streamlined legal process and rapid delivery of works, we ensure you can be up and running as quickly as possible.



Wide aisle racking



VNA racking



Up to 20,000 pallet capacity



Sprinklers



Office & staff welfare fit-out



LED warehouse lighting with PIR sensors



Warehouse fit-out



Office fit out



Yard area



Reception area



Electric Vehicle Charging & Bike Shelter



Office area



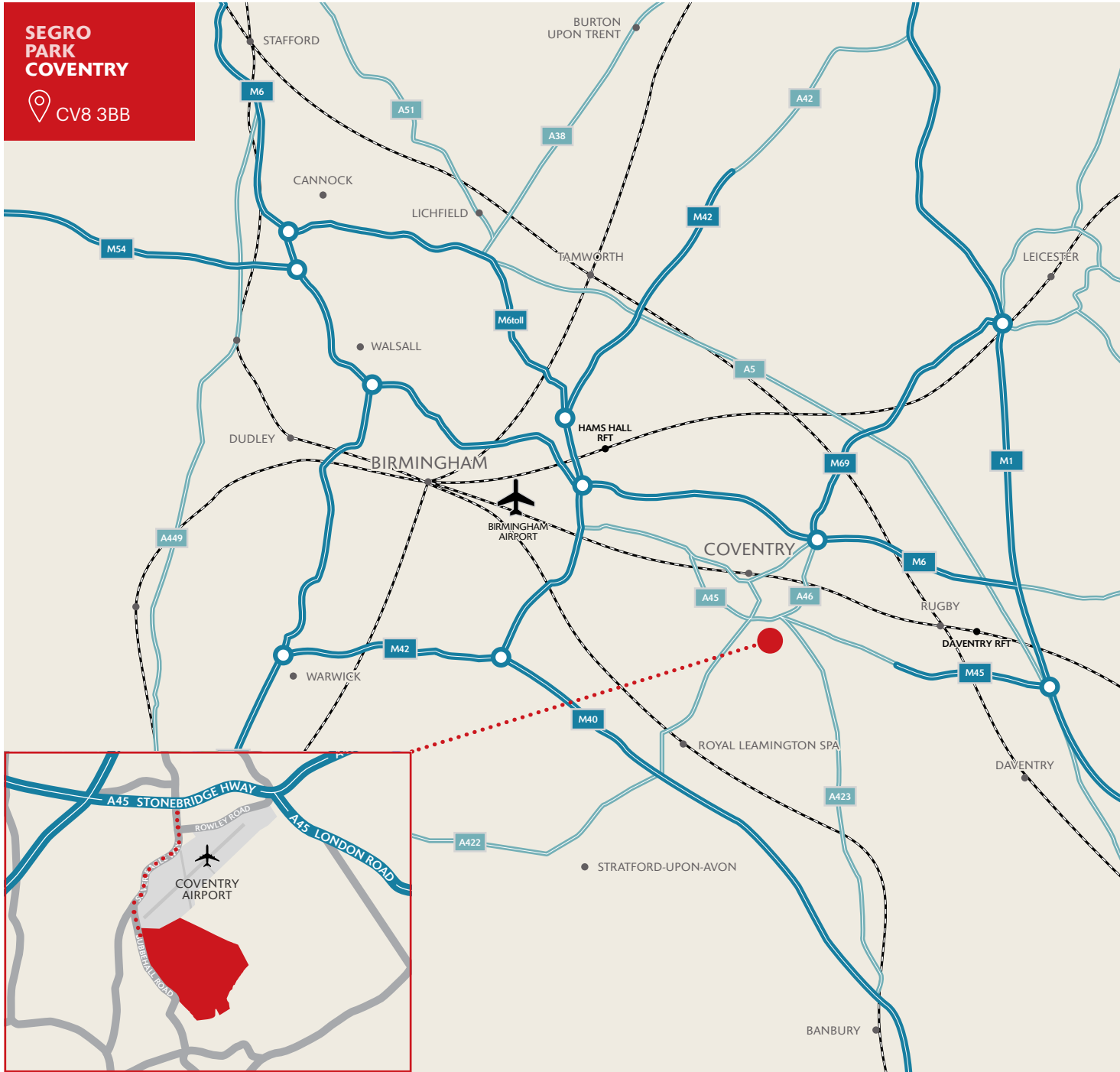
Undercroft area

Location

TIME SAVED.

SPC 140 turns SEGRO Park Coventry's location into the ultimate warehousing and logistics benefit: connectivity.

Closer to suppliers, closer to customers, with four major motorways within 15 minutes, and 85% of the UK population within 4 hours.



**SEGRO
PARK
COVENTRY**
CV8 3BB

Road links

	Mins	Miles
Coventry City Centre	14	5.3
M69	13	7.3
M6	13	7.3
M45	15	8.9
M40	15	11.7
HS2 Interchange	22	13.6
Birmingham City Centre	40	24.5
Central London	120	106

Rail, air and ports

	Mins	Miles
Birmingham Airport	22	14.1
Daventry Rail Freight Terminal	30	19.1
Hams Hal Rail Freight Terminal	30	19.6
Port of Tillbury	149	121
Port of Felixstowe	160	150

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

TIME FOR GREENER FUTURES.

SPC 140 is designed with the sustainability-conscious consumers' demands at its very forefront.

'Responsible SEGRO' – our own sustainability programme – has seen us design SPC 140 to meet the BREEM 'Excellent' and an EPC 'A' Rating. And with green spaces and a biodiverse 100 hectare community park on your doorstep, there's time for your team to relax and recharge, the natural way.



Ecology rich area



Communal breakout space



EV chargers



EPC rating 'A'



BREEM 'Excellent'



Air tightness 2.5m³/hr/m²



12 twin-head EV chargers (serving 24 spaces)



12% rooflights



Rainwater harvesting



Photovoltaic panels of 151.07 kWp



Ecology rich area



247 acre park (100 hectare)



Communal breakout space



7.5 km of footpaths & cycleways



Solar thermal water heating system



Reduced embodied carbon via GGBS concrete replacement



Photovoltaic panels

SEGRO PARK COVENTRY

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SPC140

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About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com

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