

SEGRO  
PARK  
COVENTRY

**IT'S TIME**

TO LET 139,589 SQ FT  
WAREHOUSE/  
INDUSTRIAL UNIT  
OCCUPY Q4 2023

**UNIT 4C**

DETAILED  
SPECIFICATION

SEGRO



# UNIT 4C

## SPECIFICATION SUMMARY

### Warehouse

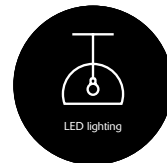
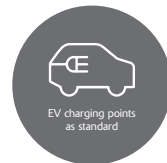
- 131,504 sq ft
- 15m to haunch
- 12 dock levellers (including 2 Euro docks) and 2 level access doors
- Internal floor slabs laid to FM2 specification - 50kn/m<sup>2</sup> floor loading
- Concrete service yards 50m deep
- 130 car parking spaces; 20% with electric vehicle charging points
- 25 year warranty for the cladding system
- 500 kVA Electric Supply

### Office

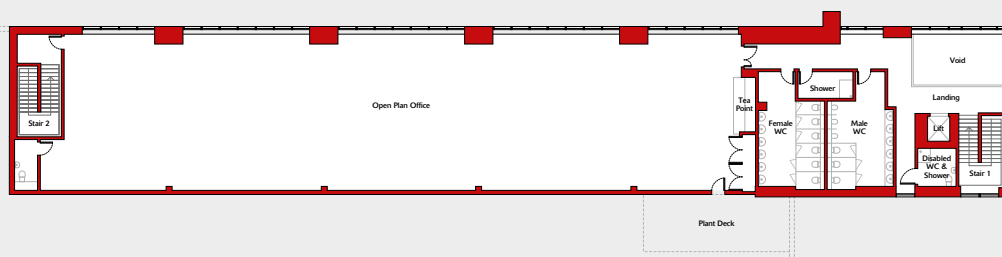
- 8,085 sq ft (with undercroft)
- Raised floors
- Suspended ceilings
- Comfort cooling
- LED lighting with PIR and perimeter daylight sensitive controls

### Sustainability

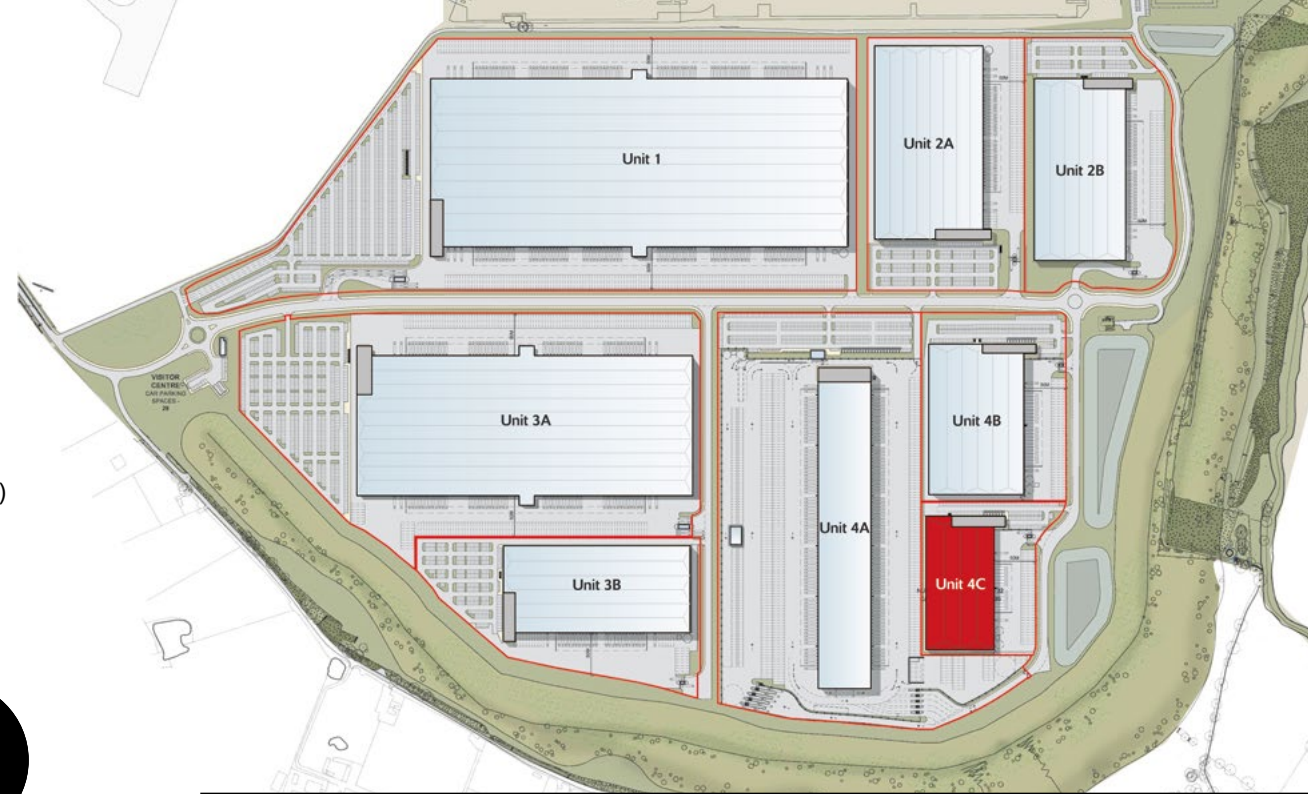
- EPC 'A' rating (targeting)
- BREEAM 'Excellent' (targeting)
- 12% rooflights
- Air leakage 2.5m<sup>3</sup>/hr/m<sup>2</sup>
- Solar thermal system
- Rain Water Harvesting



### UNIT 4C FIRST FLOOR PLAN:



OTHER PLANS AVAILABLE FOR UNIT 4C: GROUND FLOOR GA PLAN & FIRST FLOOR OFFICE PLAN



The 3D cutaway diagram shows the vertical profile of Unit 4C, illustrating the height of the warehouse section and the office section above it. The unit is shown in red against a green background.

Warehouse	sq ft	131,504
	sq m	12,217
Offices	sq ft	8,085
	sq m	751
Plot area	Acres	6
	Ha	3
Total	sq ft	139,589
	sq m	12,968
Dock leveller doors		12
Loading doors		2
Yard depth		50m
Car parking spaces		130
HGV spaces		32

# RIGHT PLACE, RIGHT TIME



Coventry City Centre	14 Mins	5.3 Miles
M69	13 Mins	7.3 Miles
M6	13 Mins	7.3 Miles
M45	15 Mins	8.9 Mile
M40	15 Mins	11.7 Miles
Birmingham Airport	22 Mins	14.1 Miles
HS2 Interchange	22 Mins	13.6 Miles

Daventry		
Rail Freight Terminal	30 Mins	19.1 Miles
Hams Hall		
Rail Freight Terminal	30 Mins	19.6 Miles
Birmingham City Centre	40 Mins	24.5 Miles
Central London	120 Mins	106 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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The SEGRO logo is the word "SEGRO" in a bold, black, sans-serif font, with the letter "O" enclosed in a white circle.