

**SEGRO
PARK
COVENTRY**

SEGRO

IT'S TIME

**TO LET 139,815 SQ FT
WAREHOUSE/
INDUSTRIAL UNIT
OCCUPY Q4 2023**

EARLY ACCESS: AUGUST 2023

UNIT 4C

**DETAILED
SPECIFICATION**



UNIT 4C

SPECIFICATION SUMMARY

Warehouse

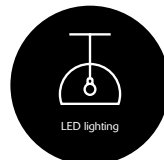
- 131,500 sq ft
- 15m to haunch
- 12 dock levellers (including 2 Euro docks) and 2 level access doors
- Internal floor slabs laid to FM2 specification - 50kn/m² floor loading
- Concrete service yards 50m deep
- 130 car parking spaces; 20% with electric vehicle charging points
- 25 year warranty for the cladding system
- 500 kVA Electric Supply

Offices

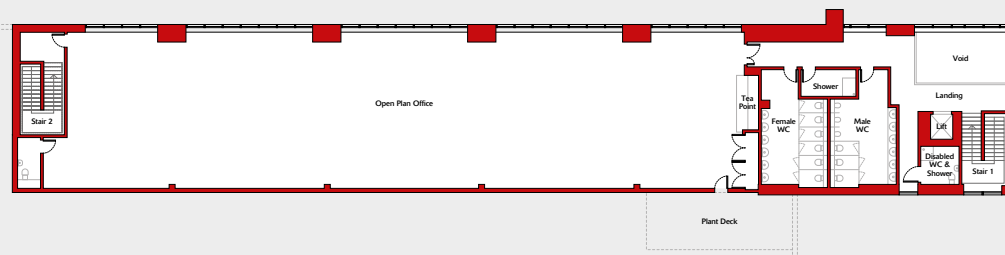
- 8,095 sq ft (with undercroft)
- Raised floors
- Suspended ceilings
- Comfort cooling
- LED lighting with PIR and perimeter daylight sensitive controls

Sustainability

- EPC 'A' rating (targeting)
- BREEAM 'Excellent' (targeting)
- 12% rooflights
- Air leakage 2.5m³/hr/m²
- 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



Unit 3A	syncreon
Unit 4A	DHL
Unit 4C	Occupy Q4 2023

Remaining space available to let within the development: **Up to 2.4 million sq ft**

Warehouse	sq ft	131,500
	sq m	12,217
Offices	sq ft	8,095
	sq m	752
Gatehouse	sq ft	220
	sq m	20
Plot area	Acres	6
	Ha	3
Total	sq ft	139,815
	sq m	12,989
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	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 9.9 million square metres of space (106 million square feet) valued at £20.9 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.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent.

Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company.

See www.SEGRO.com for further information.

Enquire at segroparkcoventry.com
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