

SEGRO  
PARK  
COVENTRY

**IT'S TIME**

TO LET 219,485 SQ FT  
WAREHOUSE/  
INDUSTRIAL UNIT  
OCCUPY Q4 2023

**UNIT 4B**

DETAILED  
SPECIFICATION

SEGRO



# UNIT 4B

## SPECIFICATION SUMMARY

### Warehouse

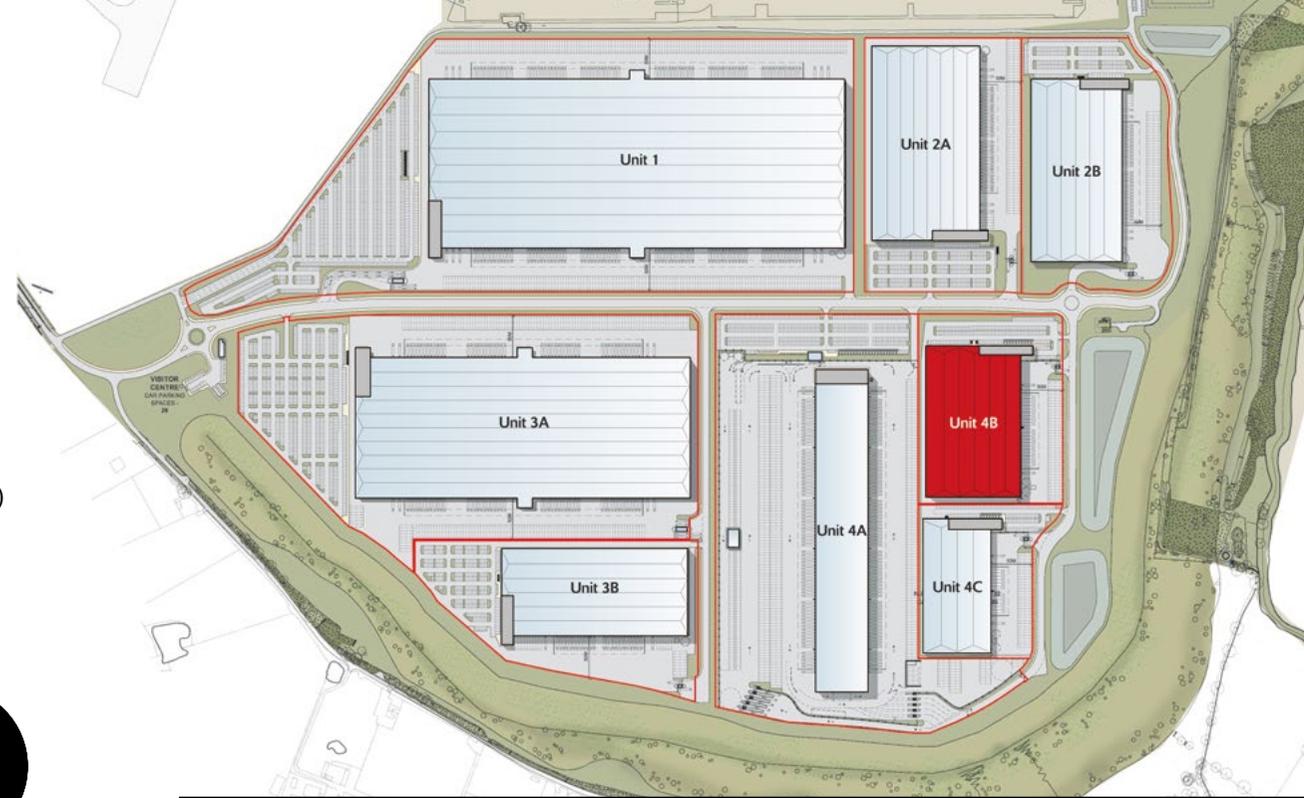
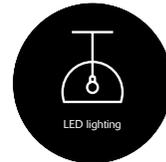
- 208,675 sq ft
- 15m to haunch
- 20 dock levellers (including 4 Eurodocks) and 2 level access doors
- Internal floor slabs laid to FM2 specification - 50kn/m2 floor loading
- Concrete service yards 50m deep
- 204 car parking spaces; with 20% electric vehicle charging points
- 25 year warranty for the cladding system
- 700 kVA electric supply

### Office

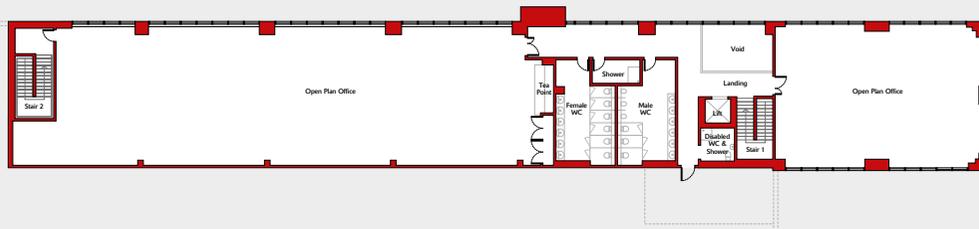
- 10,590 sq ft (with undercroft)
- Raised floors
- Suspended ceilings
- Comfort cooling
- LED lighting with PIR and perimeter daylight sensitive controls

### 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 4B FIRST FLOOR PLAN:



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

Warehouse	sq ft	208,675
	sq m	19,387
Offices	sq ft	10,590
	sq m	984
Plot area	Acres	10
	Ha	4
Total	sq ft	219,485
	sq m	20,391
Dock leveller doors		20
Loading doors		2
Yard depth		50m
Car parking spaces		204
HGV spaces		41

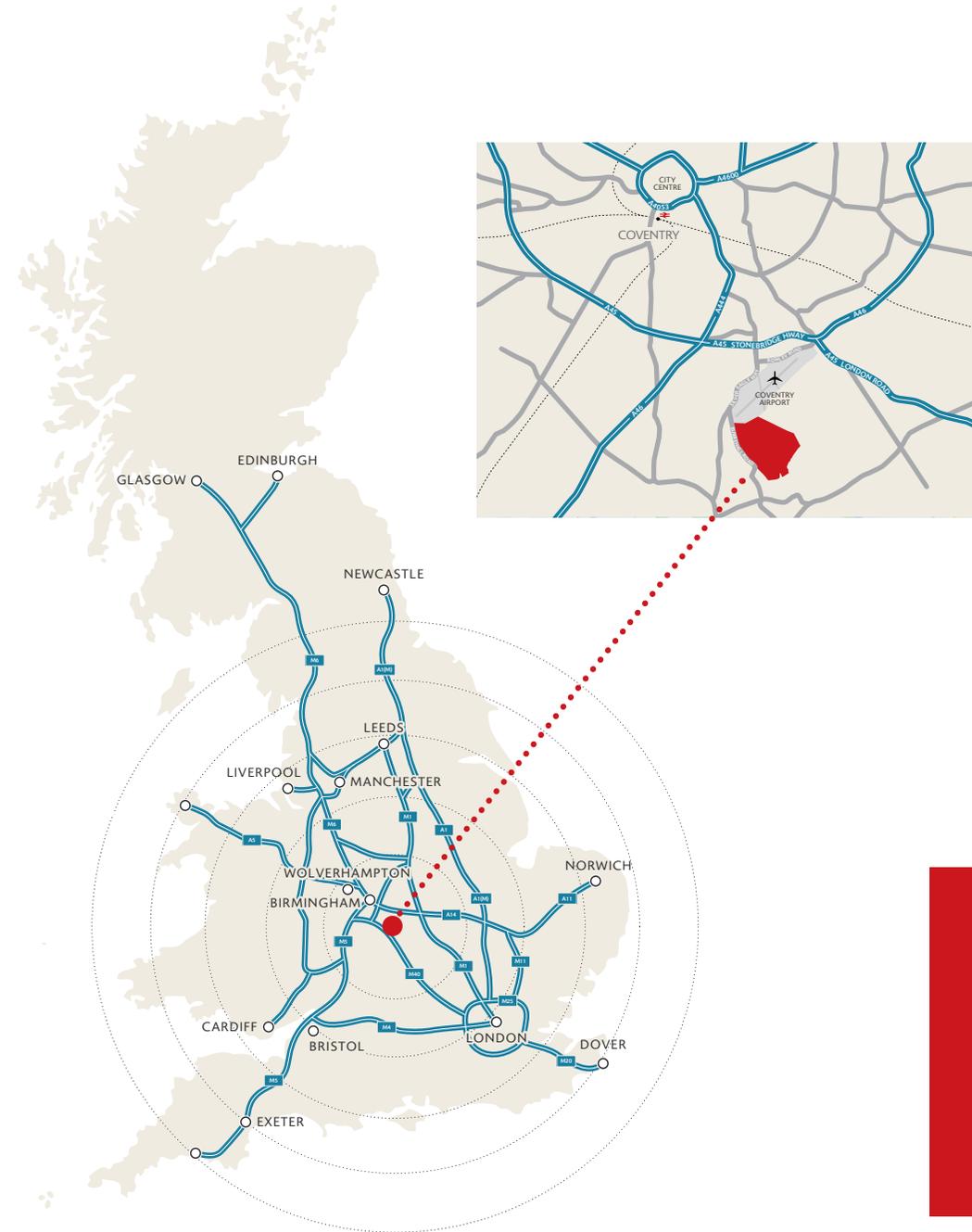
# RIGHT PLACE, RIGHT TIME



Coventry City Centre	14 Mins	5.3 Miles
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.

Enquire at [segroparkcoventry.com](http://segroparkcoventry.com)  
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The SEGRO logo is the word "SEGRO" in a bold, black, sans-serif font, with a white circle around the letter "O".