

# IT'S TIME

Time for more space:

Up to 3.7 million sq ft of new industrial  
and warehousing space.

Time to get better connected:

Less than 25 minutes to six  
major motorways.

Time to make it yours:

Co-create with design and build.

# THE TIME IS NOW

In our impatient world, we want everything now. On demand. On time. Every time.

Manufacturers and logistics companies are the everyday heroes making 'now' possible, from just-in-time assembly line workers to schedulers, packers and drivers. We are creating SEGRO Park Coventry to help businesses thrive in the Age of Now. A gateway to markets, suppliers, skilled workers, all minutes from major motorways.

If timeliness is the heartbeat of your business, SEGRO Park Coventry puts you in the right place at the right time to satisfy our impatient, demanding world.

It's time.



To meet the sustainability aspirations of our customers, we can deliver the highest EPC ratings and BREEAM 'Excellent'.



We deliver. On time, to quality, every time. With over 100 years of experience, 1,400 customers and over 1 million sq m of space under construction.



Our purpose is to create the space that enables extraordinary things to happen. SEGRO Park Coventry gives you that space.



3.7 million sq ft of general industrial and distribution space (B2 and B8), including a first phase of two speculative units (140,000 sq ft and 220,000 sq ft).



Just south of Coventry centre, less than 25 minutes to six major motorways.



Our site, your building. So you can create a facility that meets your needs exactly.

# LOCATION: ULTIMATE TIMESAVING DEVICE

Lateness costs. In a just-in-time, just-on-time world, late employees and late deliveries cost you productivity and efficiency. Ultimately, lateness costs you customers.

SEGRO Park Coventry puts you close to customers, close to suppliers and close to workforce. 85% of the UK's population are within a 4-hour HGV drive. And with six motorways all within 25 minutes, its super-connected location brings pace to a world where it's the fastest – not just the fittest – that survive and thrive.



**M1**  
22 minutes



**M69**  
13 minutes



**M42**  
22 minutes



# BEATING THE CLIMATE CLOCK

Times have changed. Today, your customers look beyond their front door when measuring their carbon footprint, interrogating their whole supply chain. Including you.

As we work with you to configure your building, we draw on our expertise in sustainable design, construction and operation. 'Responsible SEGRO' is our own sustainability programme. Its principles and commitments help us – and you – meet sustainability targets and boost your reputation as a responsible, carbon-conscious business. You can see that expertise and commitment reflected in the targets we have set for the co-creation of the buildings at SEGRO Park Coventry.



For more information, please visit:  
[www.SEGRO.com/ResponsibleSEGRO](http://www.SEGRO.com/ResponsibleSEGRO)

A red circular icon containing five white stars arranged in two rows (three on top, two on bottom). Below the stars, the text 'BREEAM EXCELLENT' and 'Targeting' is written in white.

BREEAM EXCELLENT  
Targeting

A grey circular icon containing a white line-art icon of a pendant light fixture. Below the icon, the text 'LED lighting' is written in white.

LED lighting

A white circular icon containing a grey line-art icon of a house with a vertical bar chart to its right. The bar chart has seven horizontal bars labeled A through G from top to bottom, with bar A being the tallest and bar G the shortest. Below the icon, the text 'EPC A Targeting' is written in black.

EPC A  
Targeting

A black circular icon containing a white line-art icon of a car with a charging symbol (a 'C' with a lightning bolt) on its side. Below the icon, the text 'EV charging points as standard' is written in white.

EV charging points  
as standard

A red circular icon containing a white line-art icon of a building with a heat pump symbol (a circle with a vertical line) on its side. Below the icon, the text 'Providing air source heat pumps to the offices' is written in white.

Providing air source heat  
pumps to the offices

# TIME OUT (SIDE)

Green is good: for the mind, for the soul. The 'park' in our development's name is not some marketing weasel word. We are creating a 100 hectare biodiverse landscape where those working on site can relax and recharge in more natural surroundings. For a coffee break, or lunchtime with a side of green calm.



# TURN COMMUTE TIME INTO QUALITY TIME

Quality time, family time... 'me' time. We all need it to thrive. But we all struggle to make time for it.

SEGRO Park Coventry is more connected, more accessible, more local. Local to a workforce who can even cycle to their jobs. Less time commuting means more time for bedtime stories, more time with family and friends, more time to explore Coventry - the UK City of Culture 2021. And as every business knows, a happy workforce is a productive workforce.

Hello local. Hello me time.



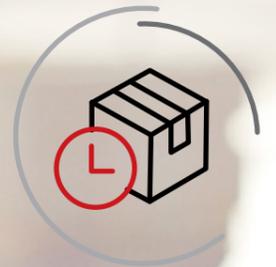
# KNOWLEDGE AND SKILLS, MINUTES AWAY

For over 100 years, the craftspeople of Coventry made the city famous for precision engineering. Of cars. Of watches. The very symbols of connectivity and time. That tradition of skilled work continues today.

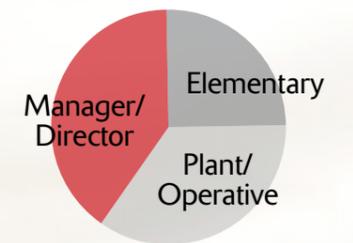
SEGRO Park Coventry's connections and location put a large, skilled workforce all within a 30-minute drive. For many, it's a short bike ride. Local authority planning will see the number of households and workers continue to grow. With the city's ecosystem of colleges and vocational training, Coventry is keeping up its tradition as home to the skilled workforce that makes business tick.



544,000 working population within 30min drive time



41,700 working in logistics



90,000 in roles key to logistics



67,800 more workers and 55,000 new homes by 2031

Source: Coventry Labour Market Review, Savills

# MAKING SURE THE FUTURE ARRIVES ON TIME

Delivering extraordinary spaces on time is what has made us Europe's largest industrial property business. We have over 100 years' experience, 1,400 customers and a significant development pipeline to meet their needs.

SEGRO develops relationships with local authorities and is well placed to support customers with any planning requirement.

Available 4B  
219,485 SQ FT

Available 4C  
139,815 SQ FT



How will the decision you make today look in 10 years' time?

Our customers measure the success of their decision to locate their businesses in our spaces in years, not weeks. We earn their trust by consistently supporting our extraordinary spaces with extraordinary service. Day after day, year after year.



98% of our customers would recommend SEGRO (2020 Customer Satisfaction Survey)

Companies choosing Coventry to fuel their futures:



Computer Generated Image

# TIME, PLACE... AND SPACE

SEGRO Park Coventry's 215 acres has outline planning permission for 3.7 million sq ft of industrial and logistics space. Your building will be just that: yours. We work with you to configure it to suit your needs.

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



## Example Accommodation Breakdown

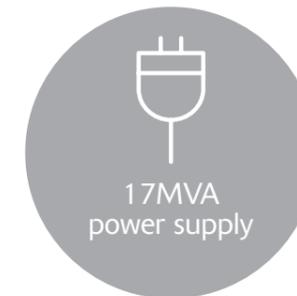
		Unit 1	Unit 2A	Unit 2B	Unit 3B	Unit 3C	Unit 4B	Unit 4C
Warehouse	sq ft	1,048,640	302,555	233,330	175,645	76,575	208,675	131,500
	sq m	97,421	28,108	21,677	16,318	7,114	19,387	12,217
Offices	sq ft	33,325	19,815	11,215	11,550	8,190	10,590	8,095
	sq m	3,096	1,841	1,042	1,073	761	984	752
Gate house	sq ft						220	220
	sq m						20	20
Plot area	Acres	47	14	13	11	6	10	6
	Ha	19	6	5	4	2	4	3
Total	sq ft	1,081,965	322,370	244,545	187,195	84,765	219,485	139,815
	sq m	100,517	29,949	22,719	17,391	7,875	20,391	12,989
Dock leveller doors		144	30	28	18	8	20	12
Loading doors		11	4	4	2	2	2	2
Yard depth		50m	50m	50m	50m	50m	50m	50m
Car parking spaces		1025	305	231	175	72	204	130
HGV spaces		282	64	48	99	49	41	32

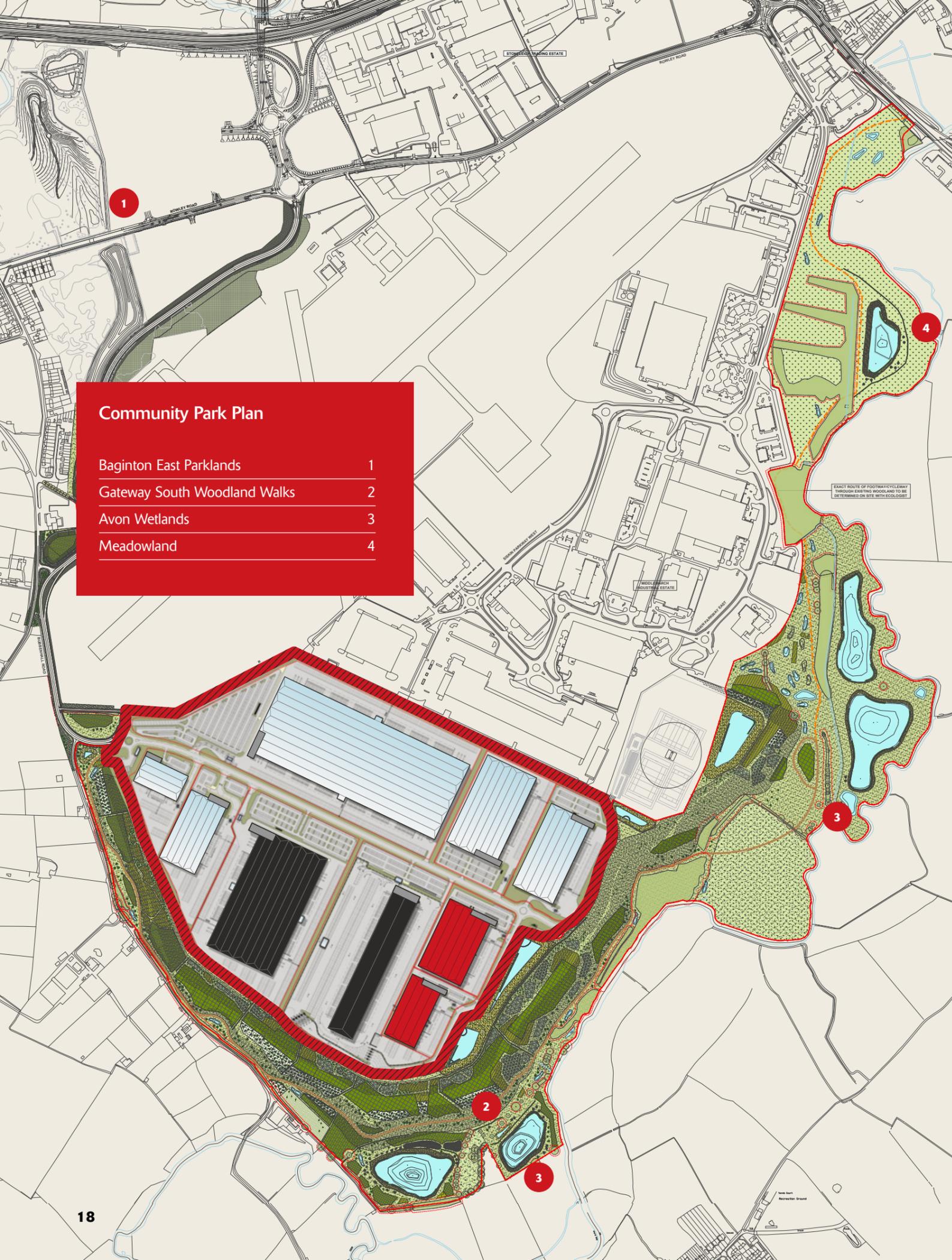
## Key Scheme Specification

- 215 acre development site for up to 3.7 million sq ft
- Private estate with 24-hr security / management
- Access via new road junction off the A45
- Two spec units of 140,000 sq ft and 220,000 sq ft
- Early access: August 2023 (unit 4B and 4C)

## Sustainability

- Targeting BREEAM 'Excellent'
- Targeting EPC 'A'
- Translucent panels to warehouse walls and roof providing natural daylight
- Electric car charging points
- Photovoltaic panels
- LED lighting





Community Park Plan	
Baginton East Parklands	1
Gateway South Woodland Walks	2
Avon Wetlands	3
Meadowland	4

# SHARING TIME. TOGETHER.

Great schemes give something back. To the neighbours, the community, the plants and wildlife they live alongside.

SEGRO Park Coventry's community park is 100 hectares of 100% natural enjoyment. Open to all. For fun, for adventure, or for moments of simple calm. A haven for local wildlife, from its woodlands to the Avon Wetlands and the Middlemarsh Bird Sanctuary. Take time to indulge your inner twitcher from new bird hides or explore the woodland walks, 6 km of footpaths, cycle paths and bridleways...together.



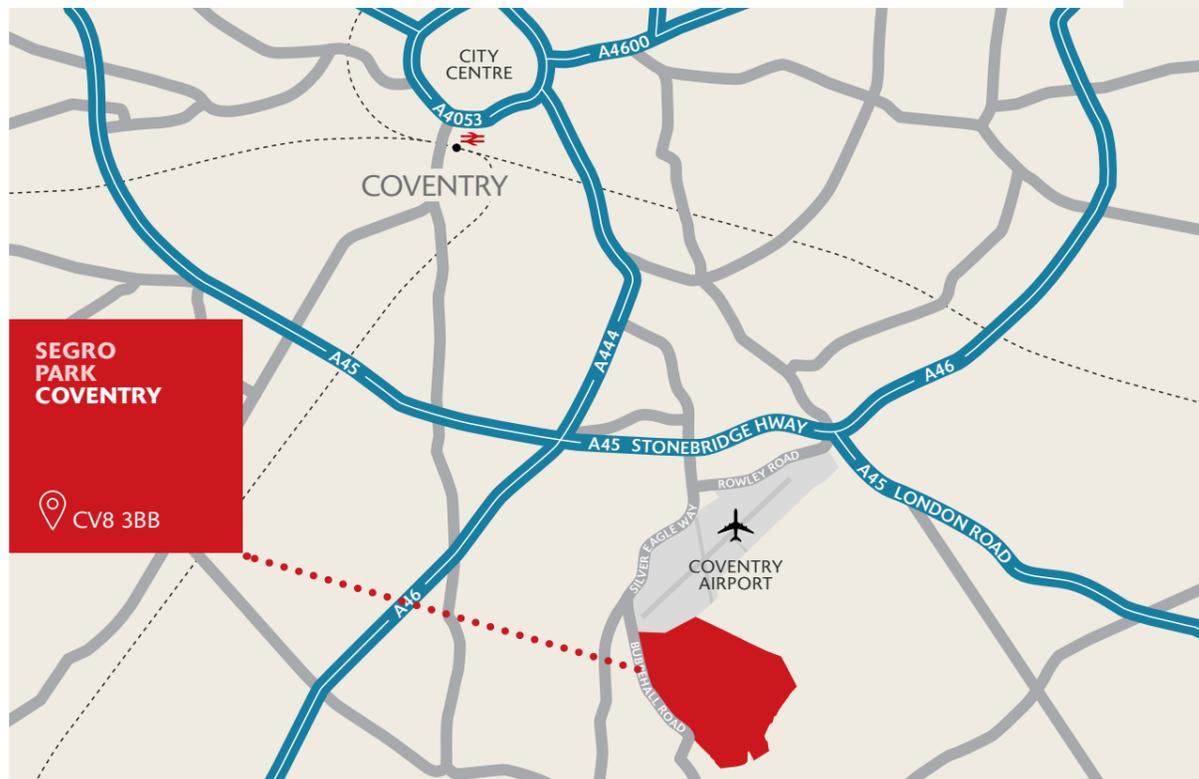
# RIGHT PLACE, RIGHT TIME

The 215 acres of SEGRO Park Coventry are to the south of Coventry City centre in Warwick District with direct access to the A45, A46 and wider transport network. The M6 (J2) and M69 are only 7 miles to the north, the M45 just 9 miles to the east and the M40 (J15) 12 miles to the south west.

### Time and distance

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 9.9 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](http://www.SEGRO.com) for further information.

Enquire at [segroparkcoventry.com](http://segroparkcoventry.com)  
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