

SEGRO  
PARK  
COVENTRY

**IT'S TIME**

TO LET 219,263 SQ FT  
WAREHOUSE/  
INDUSTRIAL UNIT  
OCCUPY Q4 2023

**UNIT 4B**

DETAILED  
SPECIFICATION

SEGRO





# UNIT 4B

## SPECIFICATION SUMMARY

### Warehouse

- 208,682 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

- 10,581 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



EV charging points as standard



LED lighting

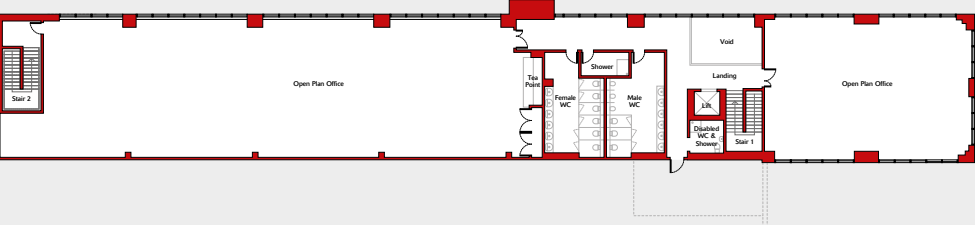


BREEAM EXCELLENT Targeting

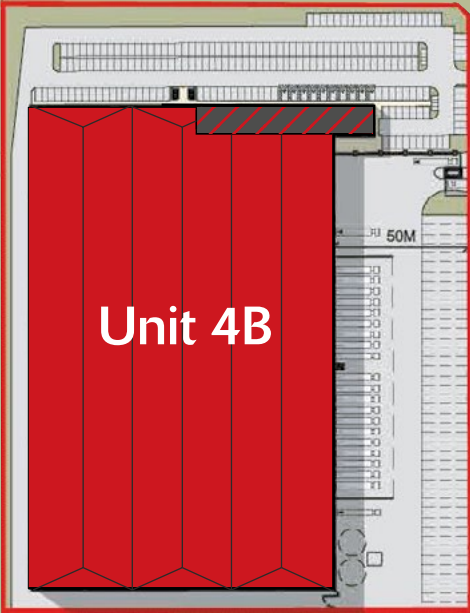


Highly sustainable EPC 'A'

### UNIT 4B FIRST FLOOR PLAN:



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



|                     |       |         |
|---------------------|-------|---------|
| Warehouse           | sq ft | 208,682 |
|                     | sq m  | 19,387  |
| Offices             | sq ft | 10,581  |
|                     | sq m  | 983     |
| Plot area           | Acres | 10      |
|                     | Ha    | 4       |
| Total               | sq ft | 219,263 |
|                     | sq m  | 20,370  |
| 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  | 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 9.6 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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