

SEGRO
PARK
COVENTRY

IT'S TIME

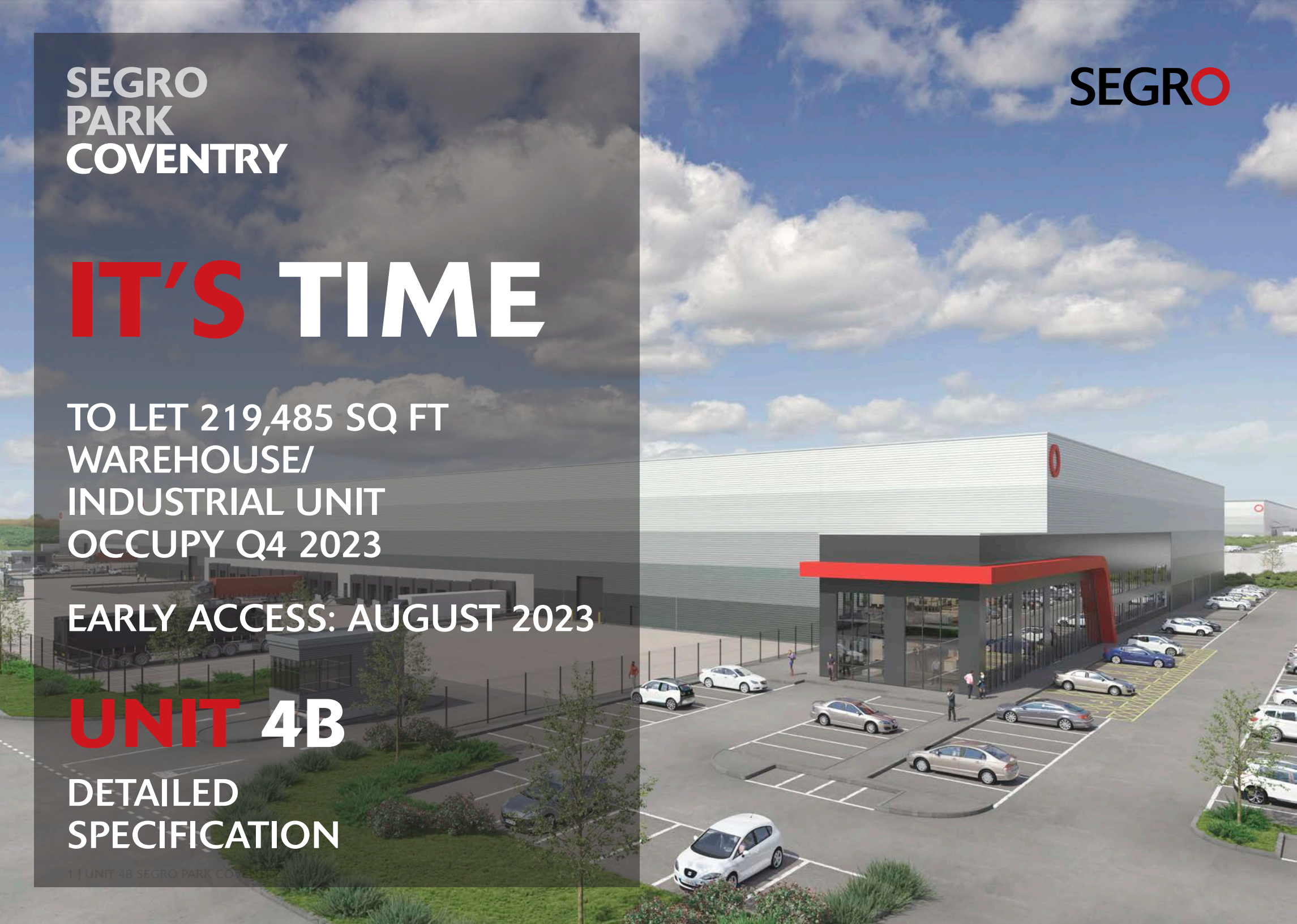
TO LET 219,485 SQ FT
WAREHOUSE/
INDUSTRIAL UNIT
OCCUPY Q4 2023

EARLY ACCESS: AUGUST 2023

UNIT 4B

DETAILED
SPECIFICATION

SEGRO



UNIT 4B

SPECIFICATION SUMMARY

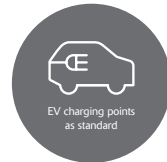


Warehouse

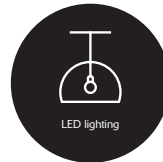
- 208,675 sq ft
- 15m to haunch
- 20 dock levellers (including 4 Eurodocks) and 2 level access doors
- Internal floor slabs laid to FM2 specification - 50kn/m2 floor loading
- Concrete service yards 50m deep
- 204 car parking spaces; with 20% electric vehicle charging points
- 25 year warranty for the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

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

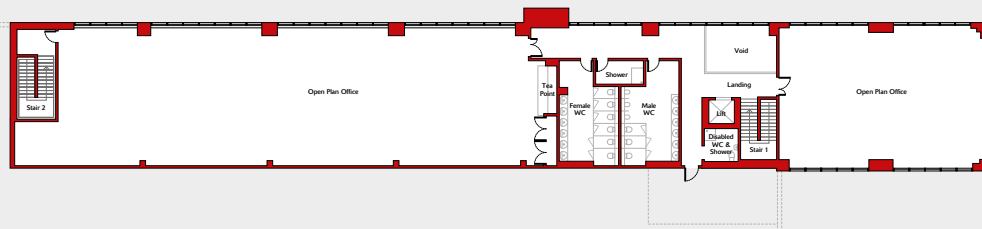


Highly sustainable EPC 'A'

Offices

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

UNIT 4B FIRST FLOOR PLAN:



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

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

Warehouse	sq ft	208,675
	sq m	19,387
Offices	sq ft	10,590
	sq m	984
Gatehouse	sq ft	220
	sq m	20
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 Miles
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 for further information.

Enquire at segroparkcoventry.com
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