

**SEGRO
PARK
COVENTRY**

IT'S TIME

**TO LET 140,567 SQ FT
WAREHOUSE/
INDUSTRIAL UNIT
READY TO OCCUPY**

UNIT 4C

**DETAILED
SPECIFICATION**

SEGRO

TIME TO MAKE IT YOURS

Warehouse

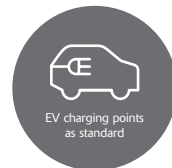
- 140,567 SQ FT
- 15m to haunch
- 12 dock levellers (including 4 Eurodocks)
- 2 level access doors
- Internal floor slabs laid to FM2 specification - 50kn/m2 floor loading
- Concrete service yards 50m deep
- 130 car parking spaces; with 20% EV charging points
- 25 year warranty for the cladding system
- 700 kVA electric supply

Offices

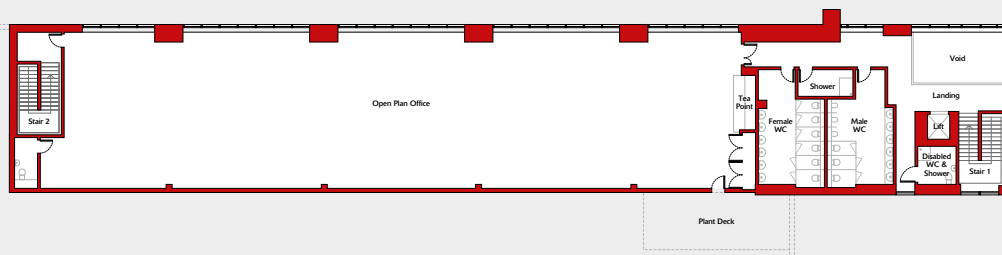
- 8,580 sq ft (with undercroft)
- Raised floors
- Suspended ceilings
- Comfort cooling
- LED lighting with PIR and perimeter daylight sensitive controls
- Kitchen and shower facilities

Sustainability

- EPC Rating 'A+'
- BREEAM 'Excellent'
- 711 sq m of PV
- 13 dual head, 7.4kW EV chargers
- Rainwater harvesting
- Solar thermal water heating
- 12% rooflights
- GGBS concrete replacement



UNIT 4C FIRST FLOOR PLAN:

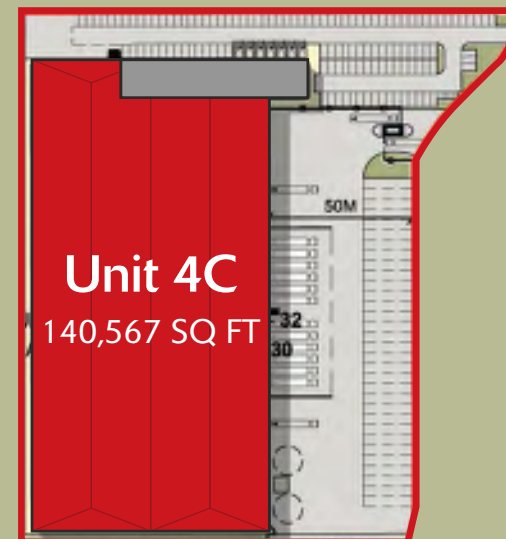


OTHER PLANS AVAILABLE FOR UNIT 4C: GROUND FLOOR GA PLAN & FIRST FLOOR OFFICE PLAN

2 | UNIT 4C SEGRO PARK COVENTRY



Unit 3A	DP WORLD
Unit 4A	DHL
Unit 4C	Available to let



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

Warehouse	sq ft	131,761
	sq m	12,241
Offices	sq ft	8,580
	sq m	797
Gatehouse	sq ft	226
	sq m	21
Plot area	Acres	6
	Ha	3
Total	sq ft	140,567
	sq m	13,059
Dock leveller doors		12
Loading doors		2
Yard depth		50m
Car parking spaces		130
HGV spaces		31

All areas are approximate and calculated on a Gross Internal basis.

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 10.3 million square metres of space (110 million square feet) valued at £21.0 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 longterm 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.

SEGRO

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