

PICKFORD INTERCHANGE

COVENTRY, WEST MIDLANDS

A new industrial / warehouse opportunity

AVAILABLE TO PRE-LET

PICKFORDINTERCHANGE.COM

HENWOOD ROAD | CV5 9RX

///REDS.KEPT.HINT



pickfordgate

UNIT 410

	SQ FT	SQ M
WAREHOUSE	60,936	5,661
OFFICE	5,298	492
TOTAL	66,234	6,153

UNIT 420

	SQ FT	SQ M
WAREHOUSE	44,520	4,136
OFFICE	5,870	545
TOTAL	50,390	4,681

SPECIFICATION

UNIT 410 SITE PLAN

CONTACT


 12.5m clear internal height

 5 dock loading doors
2 level access doors

 35m yard depth

 4 HGV parking spaces

 50 kN/m² floor loading

 615 kVA Power

 64 car parking spaces

 8 EV charging spaces,
with additional ducting

 Cycle parking

 Grade A office with
VRF Comfort Cooling

 EPC A+

 BREEAM 'Outstanding'



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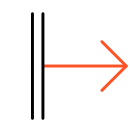
SPECIFICATION

UNIT 420 SITE PLAN

CONTACT

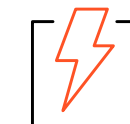
 **10m clear internal height**

 **4 dock loading doors
1 level access doors**

 **38m yard depth**

 **4 HGV parking spaces**

 **50 kN/m² floor loading**

 **468 kVA Power**

 **50 car parking spaces**

 **6 EV charging spaces
with additional ducting**

 **Cycle parking**

 **Grade A office with
VRF Comfort Cooling**

 **EPC A+**

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