

TAKE
YOUR
PICK

**PICKFORD
INTERCHANGE**

WEST MIDLANDS

pickfordgate

PICKFORDINTERCHANGE.COM
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TURNBERRY ROAD
CV5 9SN

TAKE
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**PICKFORD
INTERCHANGE**

COVENTRY, WEST MIDLANDS

pickfordgate

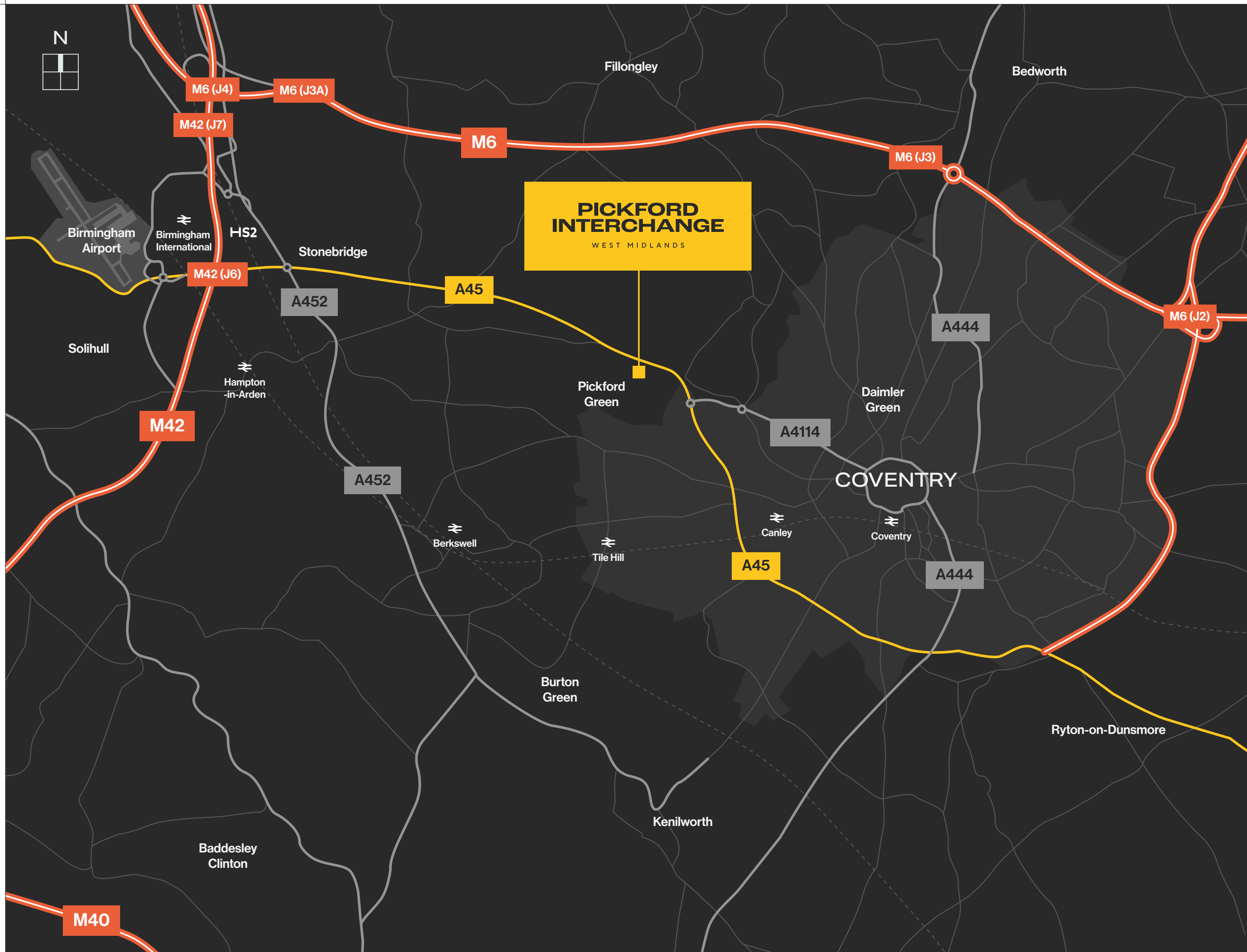
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TURNBERRY ROAD
CV5 9SN

ARRIVING Q3 2026

Introducing the best connected
new development in the West Midlands,
built to the highest specification.



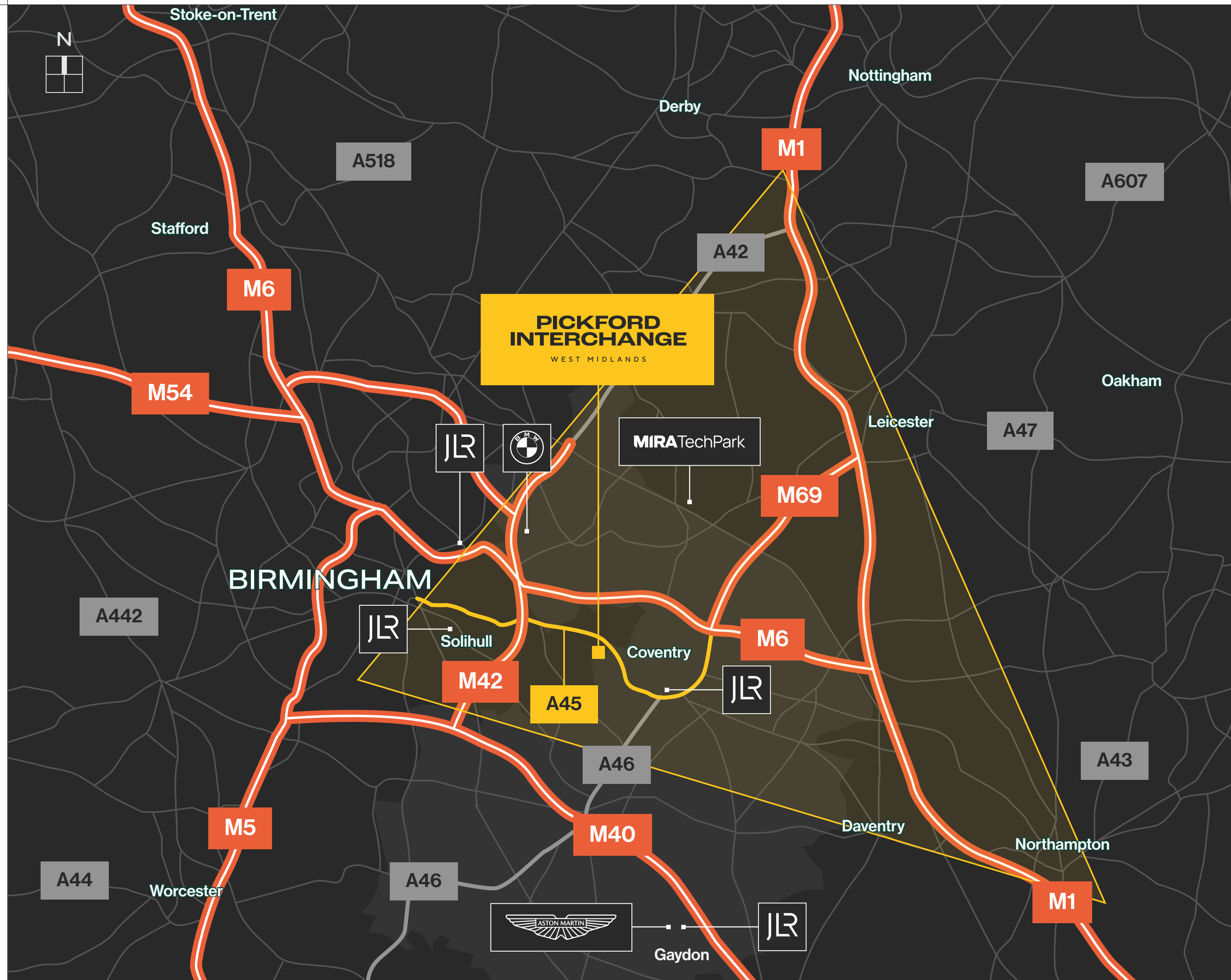


A STRATEGIC LOCATION

Three miles from Coventry city centre and 7 miles to Birmingham International and Birmingham Airport, Pickford Interchange is situated at the gateway to the new Pickford Gate masterplan and a host of dynamic labour pools.

With the new A45 junction providing ultra-fast connections across the West Midlands, the M42, M40 and M6 are also all less than 15 miles away.

LOCAL MAP	WIDER MAP
15 mins to M42, M6 & M40	16 mins to Solihull
07 mins to Coventry	25 mins to Birmingham
10 mins to Birmingham Airport	45 mins to East Midlands Airport



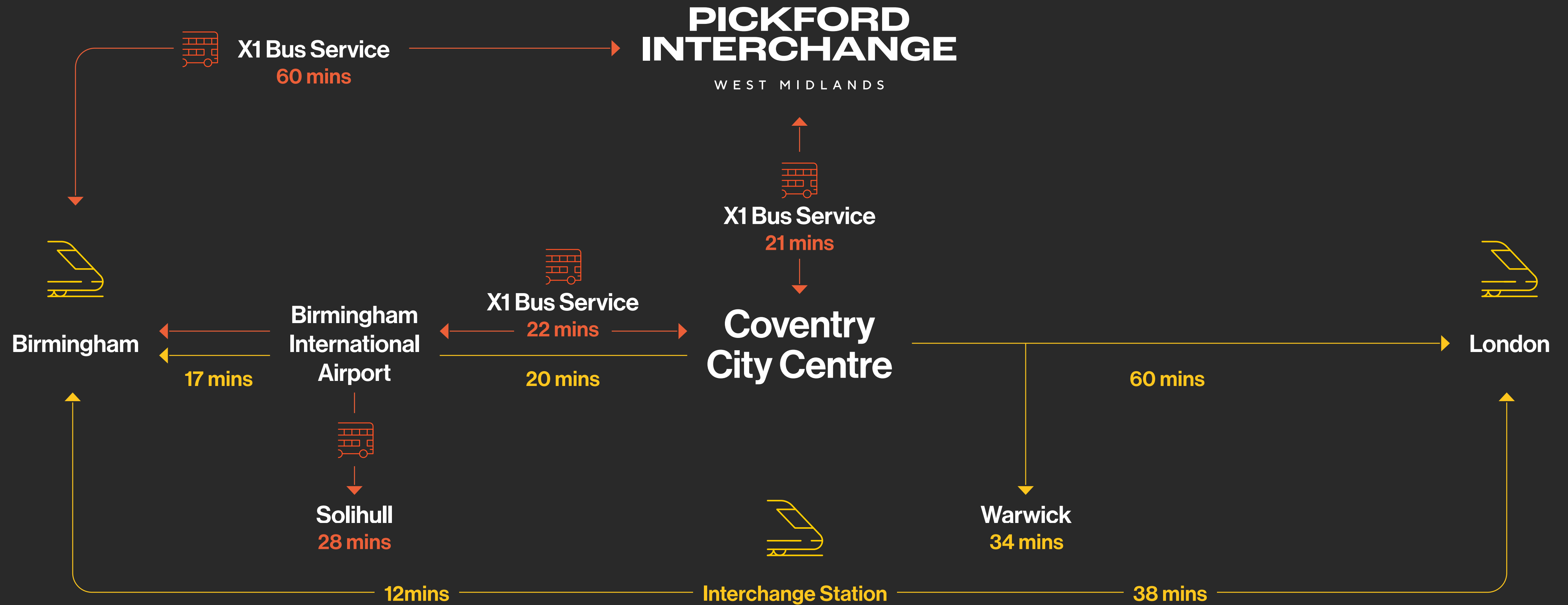
A STRATEGIC LOCATION

Pickford Interchange is situated at the heart of the Golden Triangle for logistics, as well as within Warwickshire and Coventry – the UK’s leading location for automotive, aerospace, future mobility and R&D.

Golden Triangle

LOCAL MAP	WIDER MAP
15 mins to M42, M6 & M40	16 mins to Solihull
07 mins to Coventry	25 mins to Birmingham
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BUILT ON BETTER CONNECTIONS



With the introduction of HS2 in 2030

FULL OF TALENT



6 million

population within a 1 hour drive



47,000+

employees in Manufacturing and R&D



90%

of the UK population
within 4 hours drive



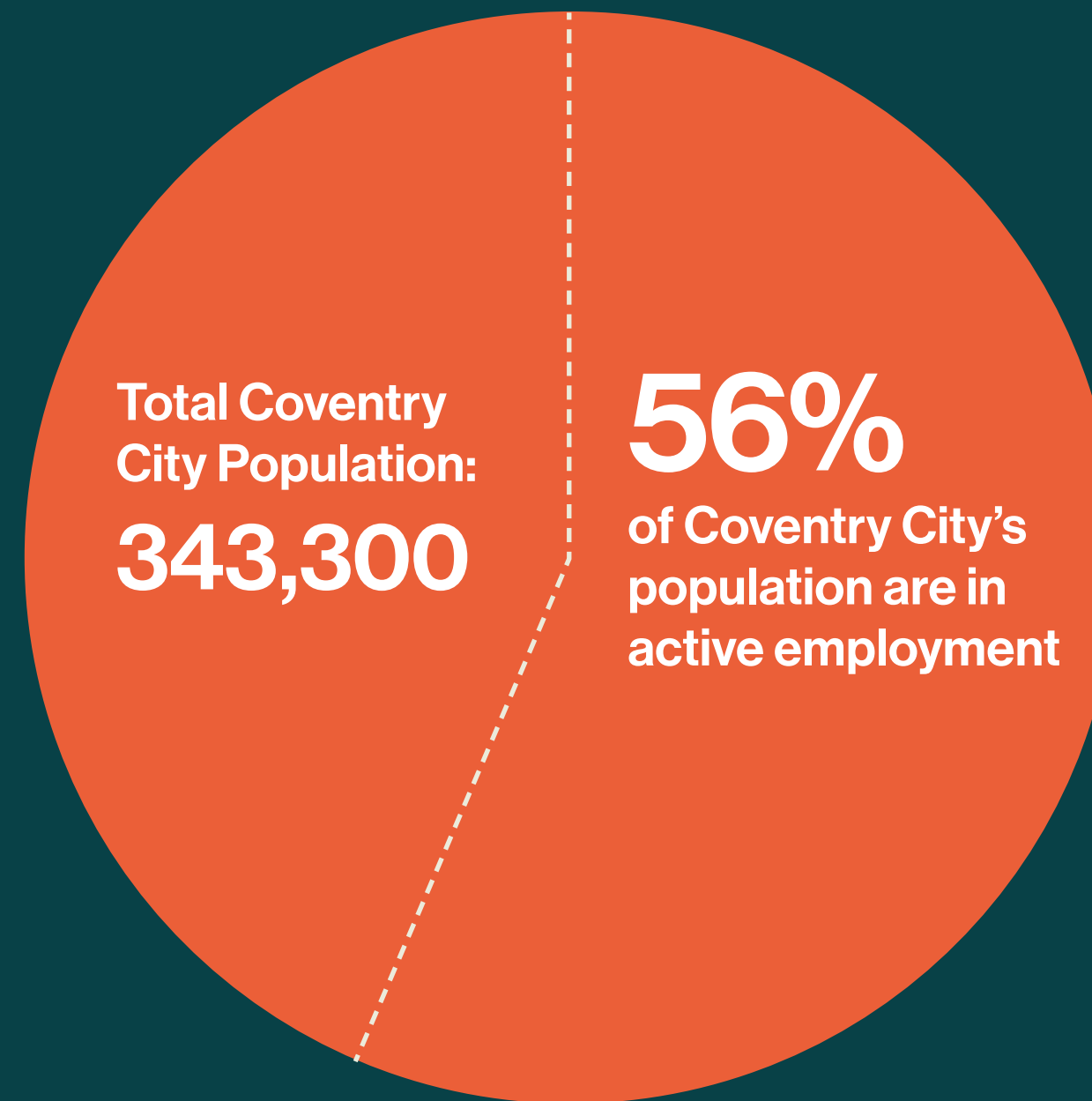
£497 / wk

median salary for warehouse workers
only in Coventry and Warwickshire



£673 / wk

median salary in Coventry and Warwickshire



67,000+

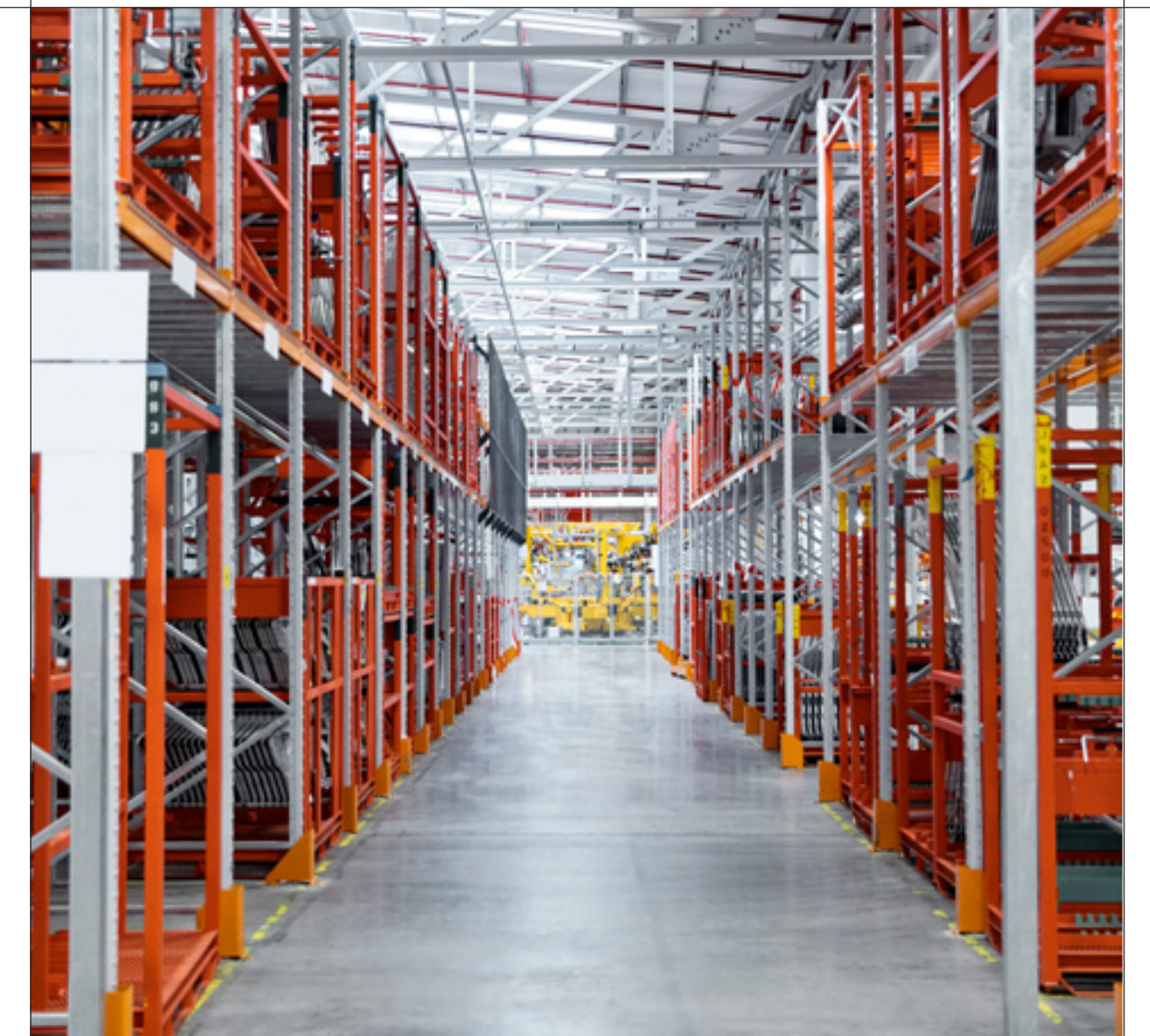
Full time education students in Coventry & Warwickshire

400,000

Students and 21 Universities within 1 hour drive



POSITIONING YOUR BUSINESS FOR GROWTH



THE CHOICE IS YOURS

Spanning 52 acres and with planning consent for 645,000 sq ft of Grade A industrial space, Pickford Interchange offers something for every kind of business, all finished to the same impeccable specification.

PHASE 1	WAREHOUSE	OFFICE	TOTAL
UNIT 110	105,412	13,831	119,243
UNIT 320	30,777	3,881	34,658
UNIT 430	67,188	4,693	71,881
UNIT 510	26,063	2,992	29,055
UNIT 520	33,551	4,041	37,592
UNIT 610	6,093	1,404	7,497
UNIT 621	10,516	1,855	12,371
UNIT 622	9,153	1,577	10,730
UNIT 630	22,012	4,799	26,811
PHASE 2			
UNIT 210	45,359	5,608	50,967
UNIT 220	24,935	2,770	27,705
UNIT 310	72,570	9,196	81,766
UNIT 410	60,936	5,298	66,234
UNIT 420	44,520	5,870	50,390

SQ FT SQ M





IT ALL ADDS UP

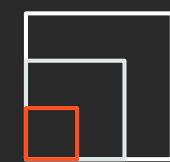
For ambitious businesses, only the best will do.

Built to the highest industry standards, Pickford Interchange offers all the time and energy-saving innovations smart businesses now demand. Expect the latest PV panels, EV charging, and rainwater harvesting, plus landscaped grounds and increased biodiversity.



PRIME LOCATION

Unrivalled West Midlands location



OVERVIEW

Units from 7,500sq ft – 120,000 sq ft



BREEAM

Targeting BREEAM 'Outstanding'



EPC

Targeting EPC A+



POWER

5.6 MVA across the site



GREEN SPACE

Enhanced Wellness Area/Space



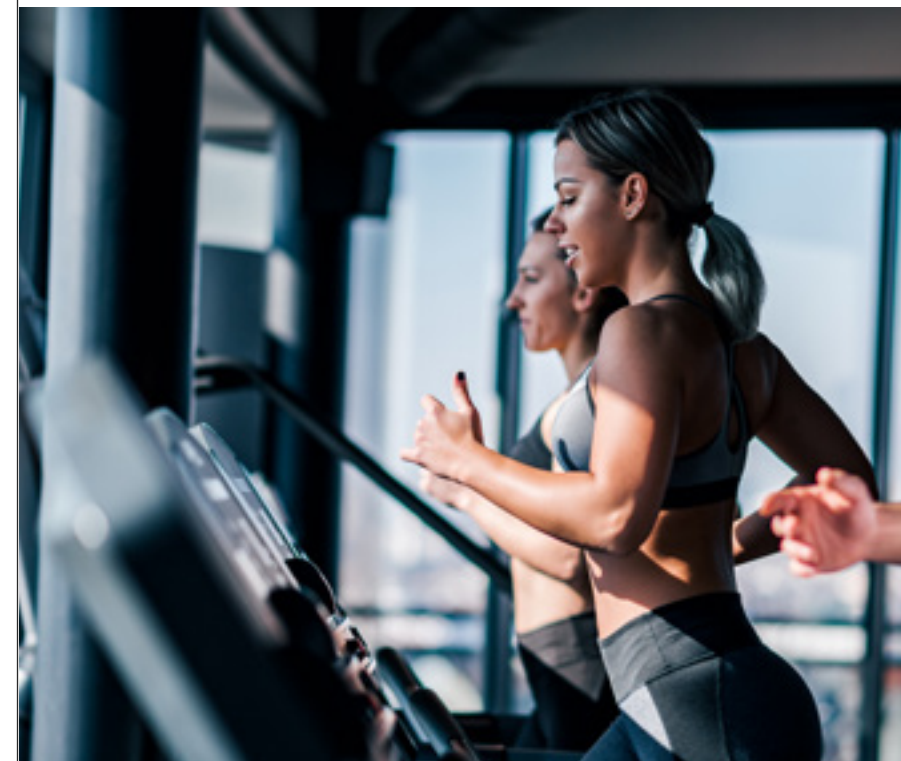
TRUSTED PARTNERS

RLAM & Graftongate

BE PART OF SOMETHING BIGGER

Be part of Pickford Gate, a new and sustainable community on the edge of Coventry.

A primary school, employment, sports facilities, and shopping all in a new district centre. Pickford Gate will also deliver up to 2,400 high-quality new homes to Coventry, at least 25% of which will be affordable.



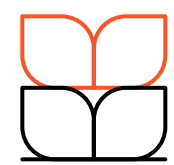
Set within 51 acres of landscaped greenery, curated walkways, nature trails and outdoor areas can be found in abundance at Pickford Interchange.





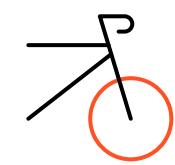
PICKFORD INTERCHANGE IS ALL ABOUT LOCAL

That's why we're generating opportunities for local people, with up to 1,665 jobs being created, contributing £150 million annually to the local economy.



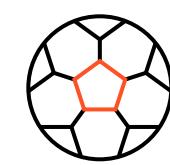
GREEN SPACE

Pickford Interchange offers **21 acres** of green space within the development, providing exceptional wellbeing for employees.



CONNECTED LEISURE TRAILS

There are **1.42 km** of curated walkways and cycle paths along Pickford Brook, linking to the new Slipperside Park via additional trails and providing leisure and recreational opportunities for all.



SPORTS FACILITIES

The wider Pickford Gate masterplan has provision for two **full size football pitches**, three junior pitches and a cricket pitch with space for a sports pavilion. Perfect for active lifestyles.



THE PERFECT PICK FOR YOUR BUSINESS

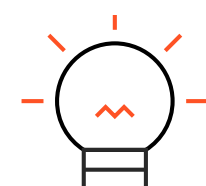
There is a wealth of support available to occupiers of Pickford Interchange, including soft landing packages and concierge services providing tailored support for your business.

Additional information is available via the following links:

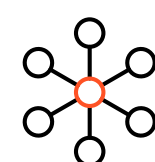
- investcw.co.uk
- coventry.gov.uk/invest-coventry
- midlandsinvestmentportfolio.org 



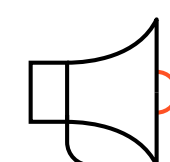
WEST MIDLANDS
GLOBAL GROWTH
PROGRAMME



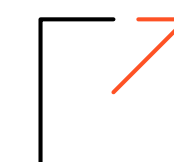
FUNDING AND
INNOVATION
SUPPORT



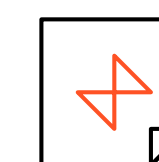
ENGAGE LOCAL
NETWORKS AND
COMMUNITY



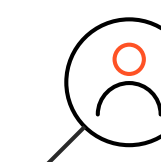
PROMOTION AND
PARTNERSHIPS



EXPORT
SUPPORT



BUSINESS ENERGY
ADVICE SERVICE
PROGRAMME



RECRUITMENT
AND SKILLS
DEVELOPMENT

A development by:



Managed by:

GRAFTONGATE

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