

PICKFORD INTERCHANGE

COVENTRY, WEST MIDLANDS

A new industrial / warehouse opportunity

AVAILABLE TO PRE-LET

PICKFORDINTERCHANGE.COM

BICKENHILL ROAD | CV5 9RW

///REDS.KEPT.HINT



pickfordgate

UNIT 210

	SQ FT	SQ M
WAREHOUSE	45,359	4,214
OFFICE	5,608	521
TOTAL	50,967	4,735

UNIT 220

	SQ FT	SQ M
WAREHOUSE	24,935	2,317
OFFICE	2,770	257
TOTAL	27,705	2,574

SPECIFICATION

UNIT 210 SITE PLAN


CONTACT

 **12.5m clear internal height**

 **4 dock loading doors
2 level access doors**

 **40m yard depth**

 **50 kN/m² floor loading**

 **474 kVA Power**

 **49 car parking spaces**

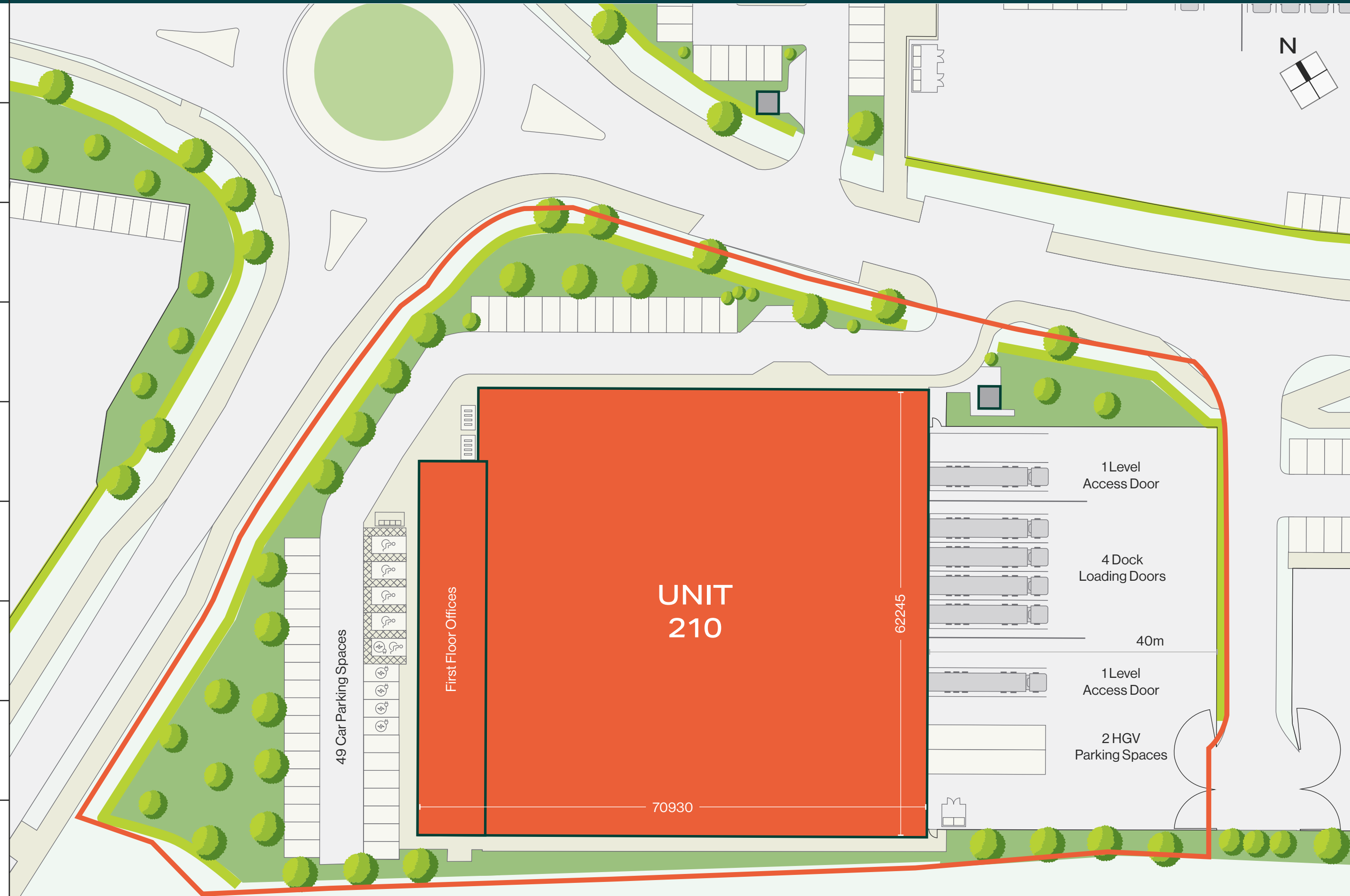
 **5 EV charging spaces,
with additional ducting**

 **Cycle parking**

 **Grade A office with
VRF Comfort Cooling**

 **EPC A+**

 **BREEAM 'Outstanding'**



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SPECIFICATION

UNIT 220 SITE PLAN


CONTACT

 **10m clear internal height**

 **2 dock loading doors**
2 level access doors

 **37m yard depth**


 **50 kN/m² floor loading**

 **257 kVa Power**

 **27 car parking spaces**

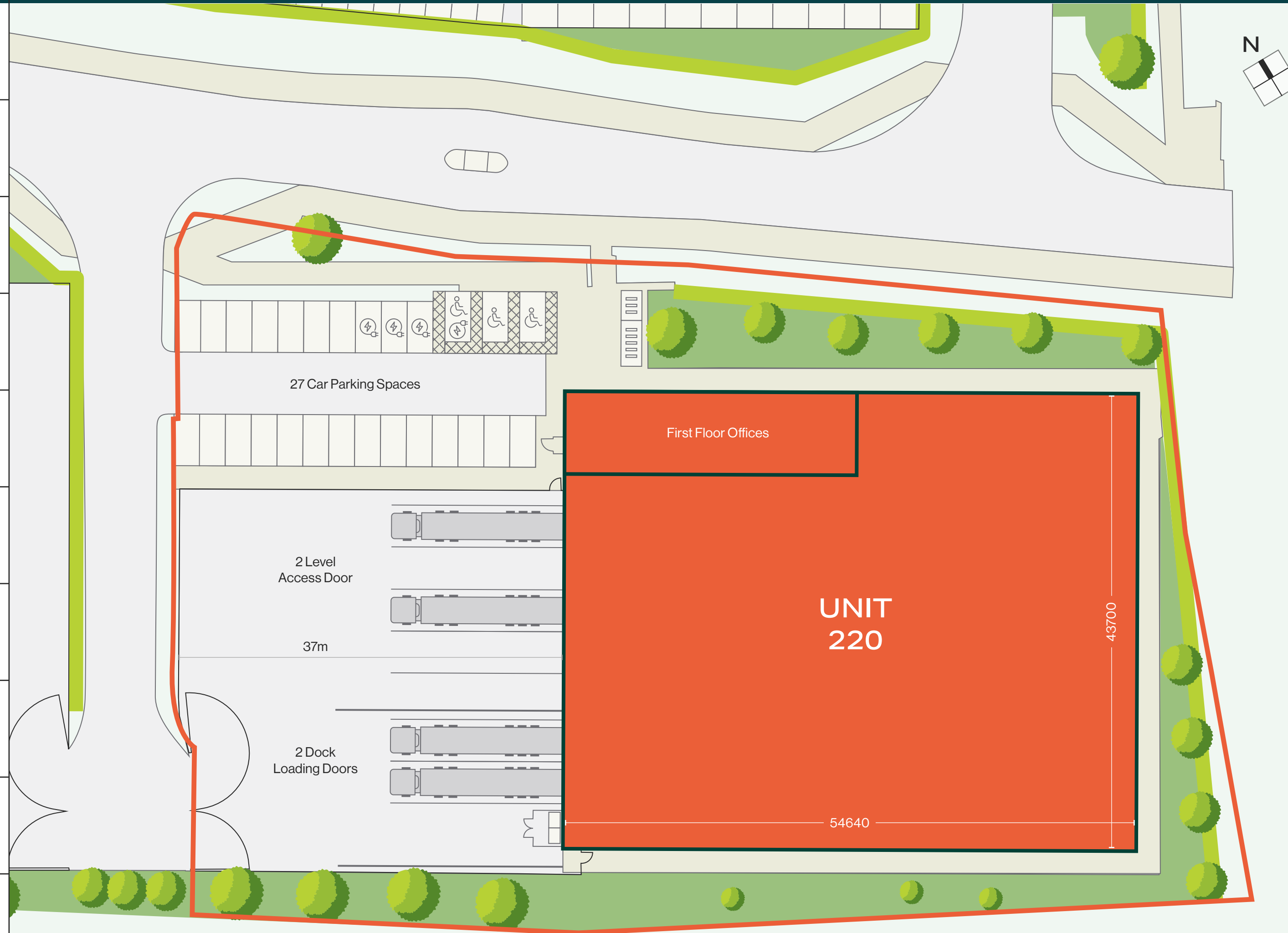
 **4 EV charging spaces, with additional ducting**

 **Cycle parking**

 **Grade A office with VRF Comfort Cooling**

 **EPC A+**

 **BREEAM 'Outstanding'**



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