

# 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 310

81,766 SQ FT

	SQ FT	SQ M
WAREHOUSE	72,570	6,724
OFFICE	9,196	854
<b>TOTAL</b>	<b>81,766</b>	<b>7,596</b>

**SPECIFICATION**

**SITE PLAN**

**CONTACT**


 12.5m clear internal height

 7 dock loading doors  
3 level access doors

 35m yard depth

 6 HGV parking spaces

 50 kN/m<sup>2</sup> floor loading

 684 kVA Power

 108 car parking spaces

 12 EV charging spaces,  
with additional ducting

 Cycle parking

 Grade A office with  
VRF Comfort Cooling

 EPC A+

 BREEAM 'Outstanding'



**Ben Wiley**  
+44(0) 7771 662 009  
ben.wiley@realestate.bnpparibas

**Iolo Morgan**  
+44(0) 7471 227 336  
iolo.morgan@realestate.bnpparibas

**Annabel Dalby**  
+44(0) 7917 249 117  
annabel.dalby@realestate.bnpparibas



**Nick Hardie**  
+44(0) 7732 473 357  
nick.hardie@hollishockley.co.uk

**Will Merrett-Clarke**  
+44(0) 7774 269 443  
william.merrett-clarke@hollishockley.co.uk



**James Darby**  
+44(0) 7951 147 417  
james.darby@darbykeye.co.uk

**Chris Keye**  
+44(0) 7951 147 421  
chris.keye@darbykeye.co.uk