

PICKFORD INTERCHANGE

WEST MIDLANDS

Introducing the best connected development
in the West Midlands, set in a high quality
environment with wellbeing at the forefront.

ARRIVING MID 2026

OPPORTUNITIES FROM 7,500 – 120,000 SQ FT

[PICKFORDINTERCHANGE.COM](https://pickfordinterchange.com)



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A STRATEGIC LOCATION

Three miles from Coventry city centre and 7 miles to Birmingham International and Birmingham Airport, the site sits 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, M6 are also all less than 15 miles away.

15 mins to
M42, M6 & M40

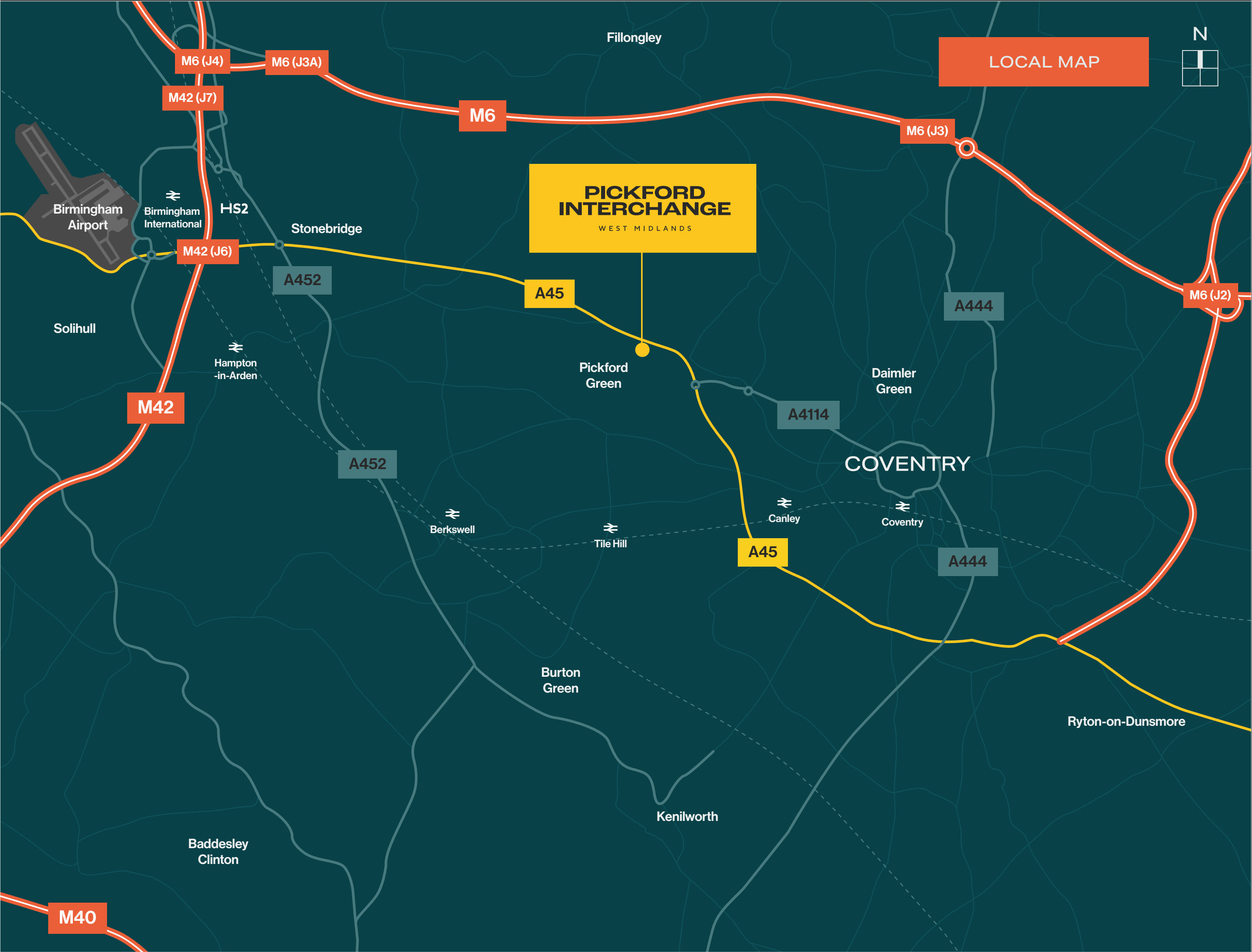
16 mins to
Solihull

07 mins to
Coventry

25 mins to
Birmingham

10 mins to
Birmingham Airport

45 mins to East
Midlands Airport



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TAKE YOUR PICK

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

	WAREHOUSE	OFFICE	TOTAL
UNIT 110	105,412 / 9,793	13,831 / 1,285	119,243 / 11,078
UNIT 210	45,359 / 4,214	5,608 / 521	50,967 / 4,735
UNIT 220	24,935 / 2,317	2,770 / 257	27,705 / 2,574
UNIT 310	72,570 / 6,724	9,196 / 854	81,766 / 7,596
UNIT 320	30,777 / 2,859	3,881 / 361	34,658 / 3,220
UNIT 410	60,936 / 5,661	5,298 / 492	66,234 / 6,153
UNIT 420	44,520 / 4,136	5,870 / 545	50,390 / 4,681
UNIT 430	67,188 / 6,242	4,693 / 436	71,881 / 6,678
UNIT 510	26,063 / 2,421	2,992 / 278	29,055 / 2,699
UNIT 520	33,551 / 3,117	4,041 / 375	37,592 / 3,492
UNIT 610	6,093 / 556	1,404 / 130	7,497 / 696
UNIT 621	10,516 / 977	1,855 / 172	12,371 / 1,149
UNIT 622	9,153 / 850	1,577 / 147	10,730 / 997
UNIT 630	22,012 / 2,045	4,799 / 446	26,811 / 2,491

PRE LET AVAILABILITY

SQ FT / SQ M



ACRES OF SPACE

Set within 52 acres of landscaped greenery, curated walkways, nature trails and outdoor areas can be found in abundance at Pickford Interchange.



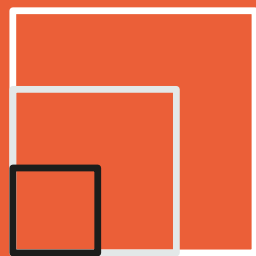
PICK OF THE BUNCH

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 exceptional specification, plus landscaped grounds and increased biodiversity.



PRIME LOCATION
Unrivalled
West Midlands location



OVERVIEW
Unit from
7,500 sq ft – 120,000 sq ft



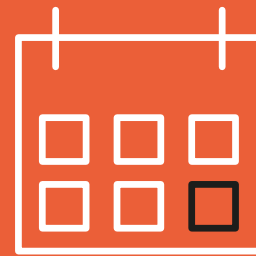
BREEAM
Targeting
BREEAM 'Outstanding'



EPC
Targeting
EPC A+



GREEN SPACE
Enhanced
Wellness Areas



ARRIVING
Mid 2026



TRUSTED PARTNERS
Trusted Partners,
RLAM & Graftongate

PICKFORD INTERCHANGE

WEST MIDLANDS



FOR FURTHER INFORMATION, PLEASE CONTACT:



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A DEVELOPMENT BY:



ROYAL LONDON
ASSET MANAGEMENT

MANAGED BY:

GRAFTONGATE

pickfordgate

PICKFORDINTERCHANGE.COM

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