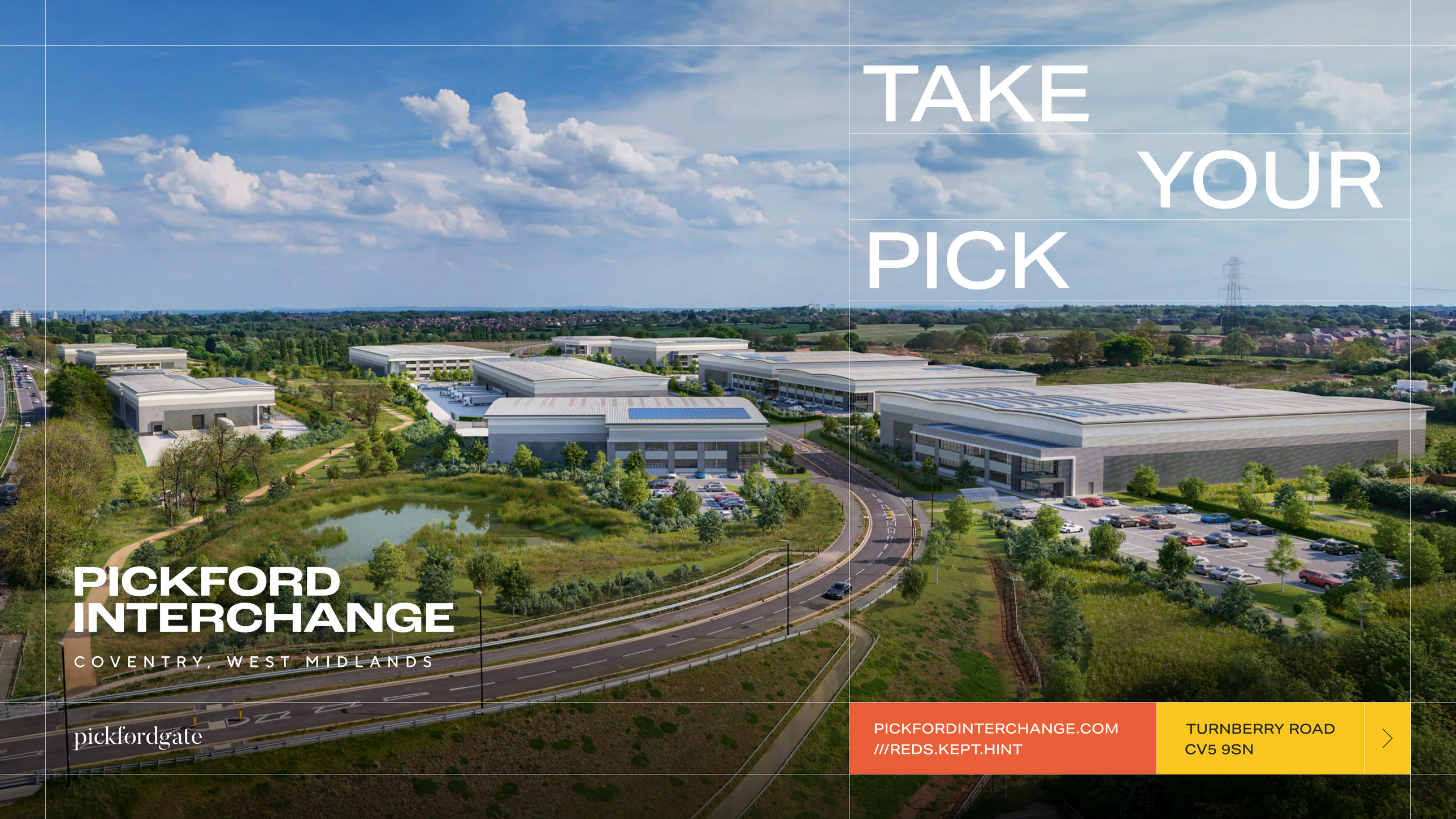


TAKE YOUR PICK

PICKFORD INTERCHANGE

COVENTRY, WEST MIDLANDS

pickfordgate

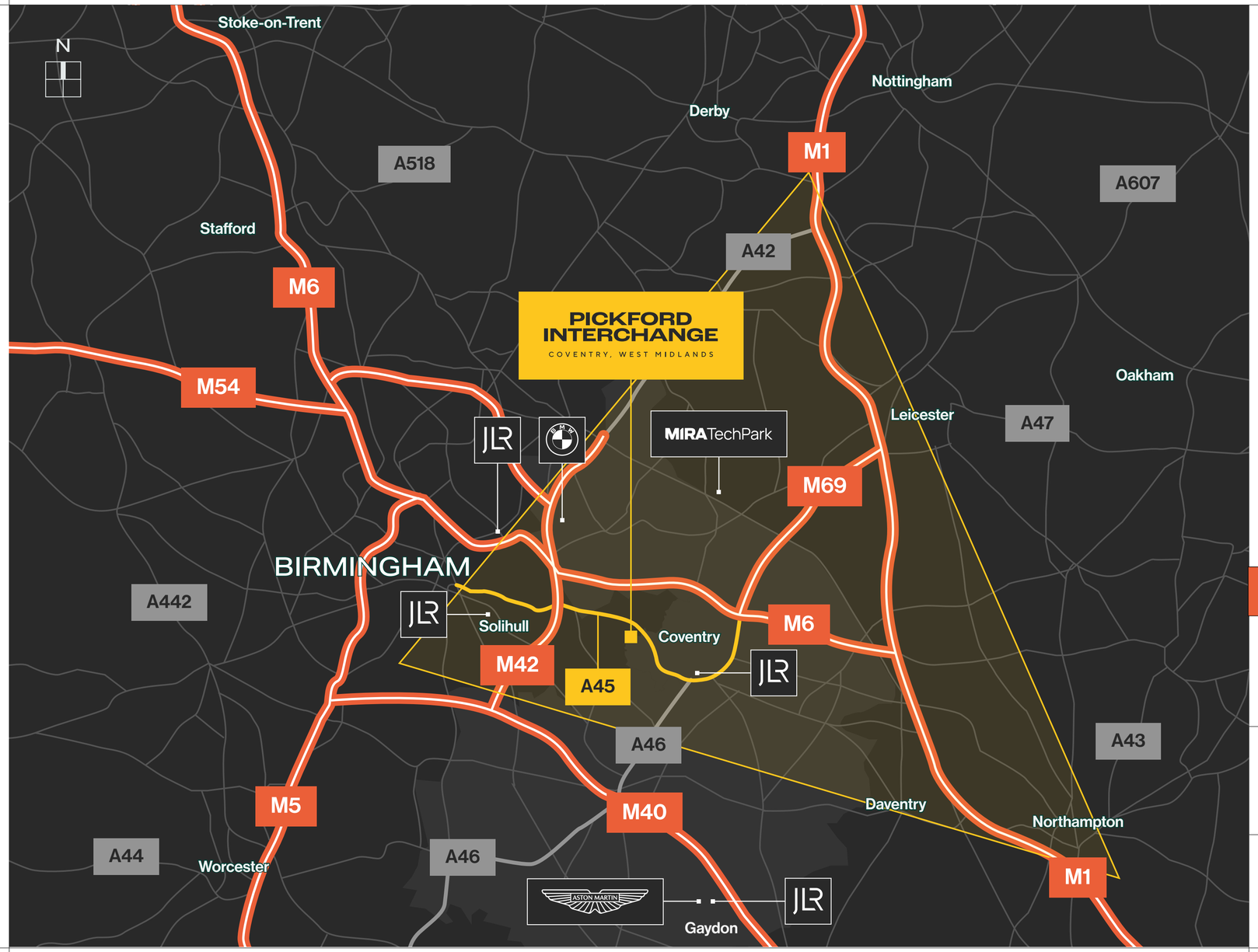
PICKFORDINTERCHANGE.COM
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TURNBERRY ROAD
CV5 9SN



AVAILABLE NOW

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

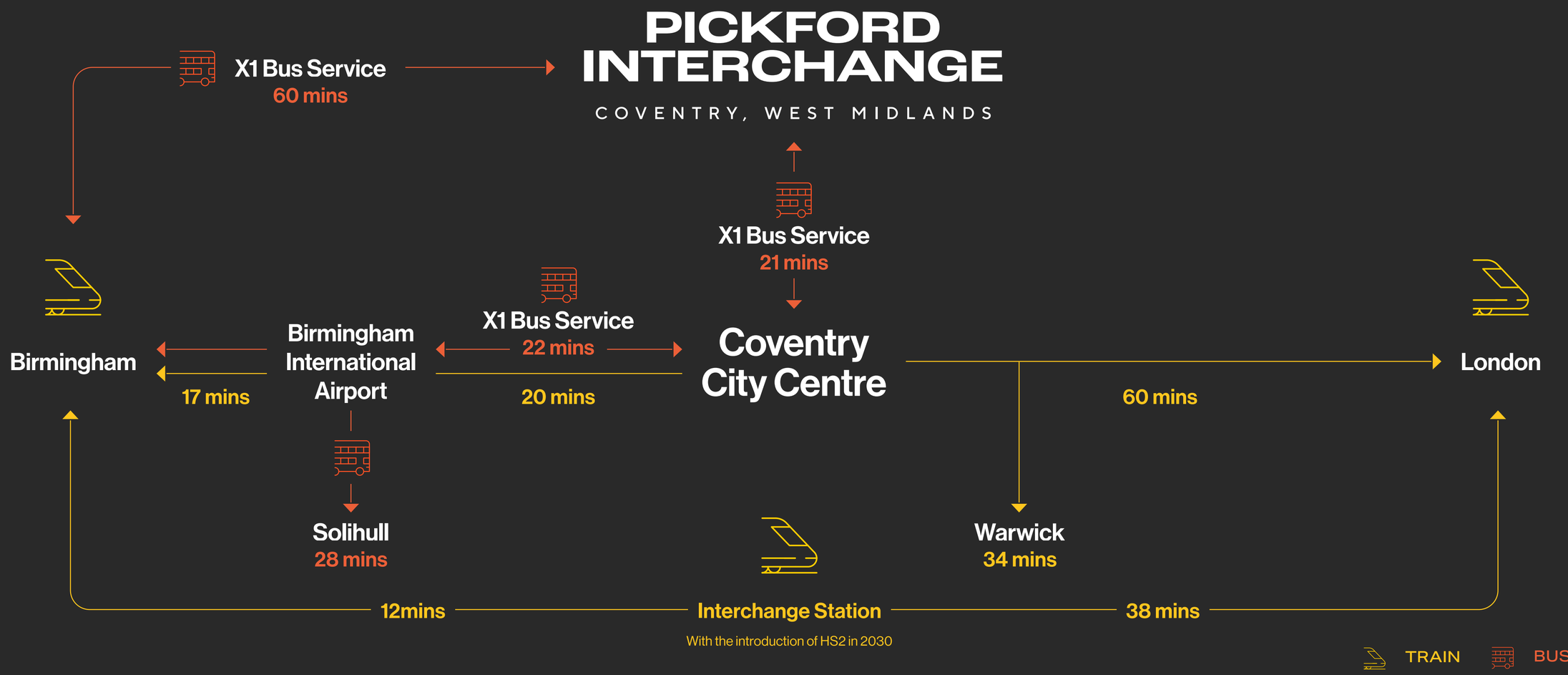


A STRATEGIC LOCATION

Three miles from Coventry city centre and seven 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


X1 Bus Service
60 mins
PICKFORD INTERCHANGE
COVENTRY, WEST MIDLANDS
X1 Bus Service
21 mins
X1 Bus Service
22 mins
20 mins
Birmingham
17 mins
Birmingham International Airport
Coventry City Centre
London
60 mins
Solihull
28 mins
Warwick
34 mins
12mins
Interchange Station
38 mins
With the introduction of HS2 in 2030
TRAIN
BUS

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 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

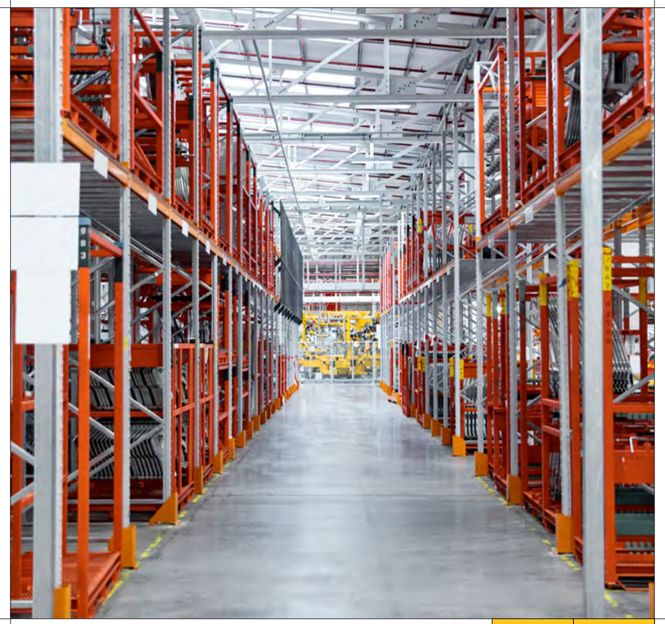
WARWICK
THE UNIVERSITY OF WARWICK

Coventry University

POSITIONING YOUR BUSINESS FOR GROWTH





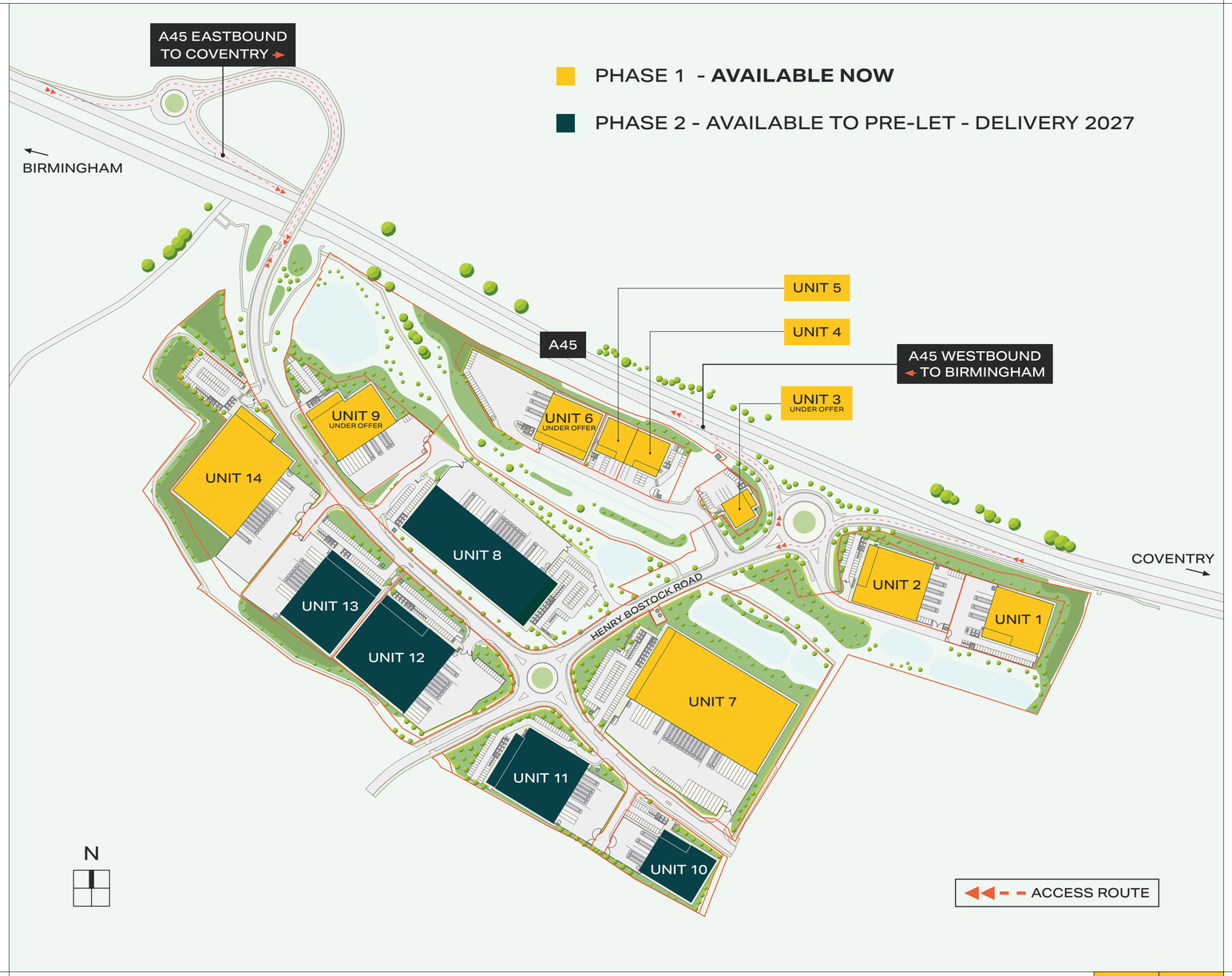


THE CHOICE IS YOURS

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

PHASE 1	WAREHOUSE	OFFICE	TOTAL
UNIT 1	26,193	3,056	29,249
UNIT 2	33,665	4,091	37,756
UNIT 3	UNDER OFFER		7,588
UNIT 4	10,628	1,914	12,542
UNIT 5	9,274	1,636	10,910
UNIT 6	UNDER OFFER		26,879
UNIT 7	105,782	13,894	119,676
UNIT 9	UNDER OFFER		34,840
UNIT 14	67,406	4,814	72,220
PHASE 2			
UNIT 8	72,570	9,196	81,766
UNIT 10	24,935	2,770	27,705
UNIT 11	45,359	5,608	50,967
UNIT 12	60,936	5,298	66,234
UNIT 13	44,520	5,870	50,390

Approximate Gross Internal Areas (GIA) 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
BREEAM 'Outstanding'

EPC
EPC A+

POWER
5.6 MVA across the site

GREEN SPACE
Enhanced Wellness Area/Space

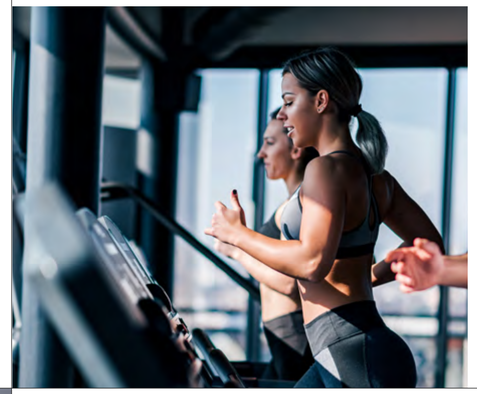
TRUSTED PARTNERS
RLAM & Graftongate

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





Pickford Interchange is generating opportunities for local people, with up to 1,665 jobs being created, contributing £150 million annually to the local community

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:

ROYAL LONDON ASSET MANAGEMENT

Managed by:

GRAFTONGATE

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