PICKFORD INTERCHANGE

COVENTRY, WEST MIDLANDS

A new industrial / warehouse opportunity

AVAILABLE TO PRE-LET
DELIVERY 2027

PICKFORDINTERCHANGE.COM
HENWOOD ROAD | CV5 9RX
///REDS.KEPT.HINT





pickfordgate

UNIT 12

	SQ FT	SQ M
WAREHOUSE	60,936	5,661
OFFICE	5,298	492
TOTAL	**66,234**	**6,153**

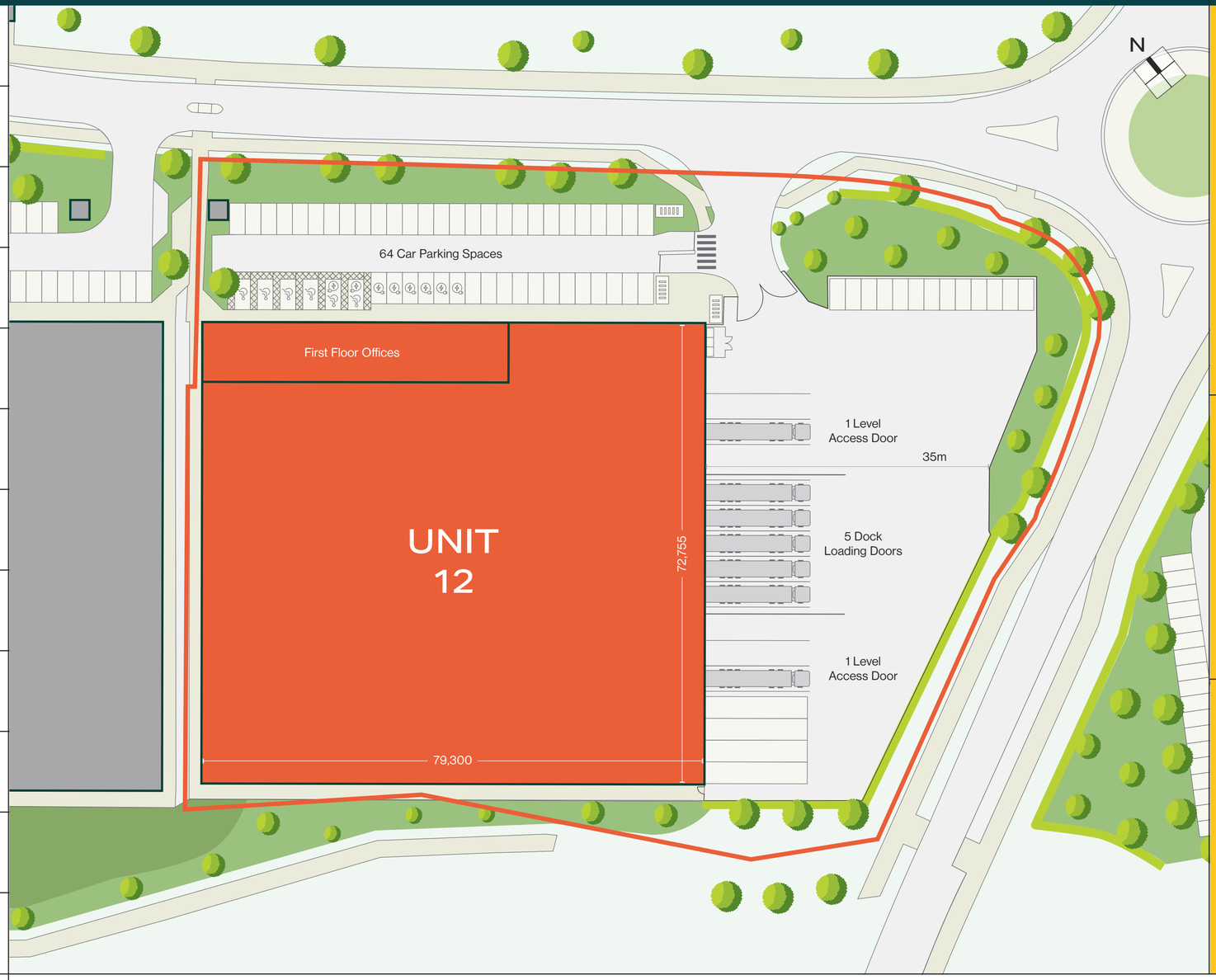
UNIT 13

	SQ FT	SQ M
WAREHOUSE	44,520	4,136
OFFICE	5,870	545
TOTAL	**50,390**	**4,681**

SPECIFICATION

- 12.5m clear internal height
- 5 dock loading doors
  2 level access doors
- 35m yard depth
- 4 HGV parking spaces
- 50 kN/m² floor loading
- 615 kVA Power
- 64 car parking spaces
- 8 EV charging spaces,
  with additional ducting
- Cycle parking
- Grade A office with
  VRF Comfort Cooling
- EPC A+
- BREEAM 'Outstanding'

UNIT 12 SITE PLAN



CONTACT

BNP PARIBAS REAL ESTATE

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

HOLLIS HOCKLEY

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

Darby Keye PROPERTY

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

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

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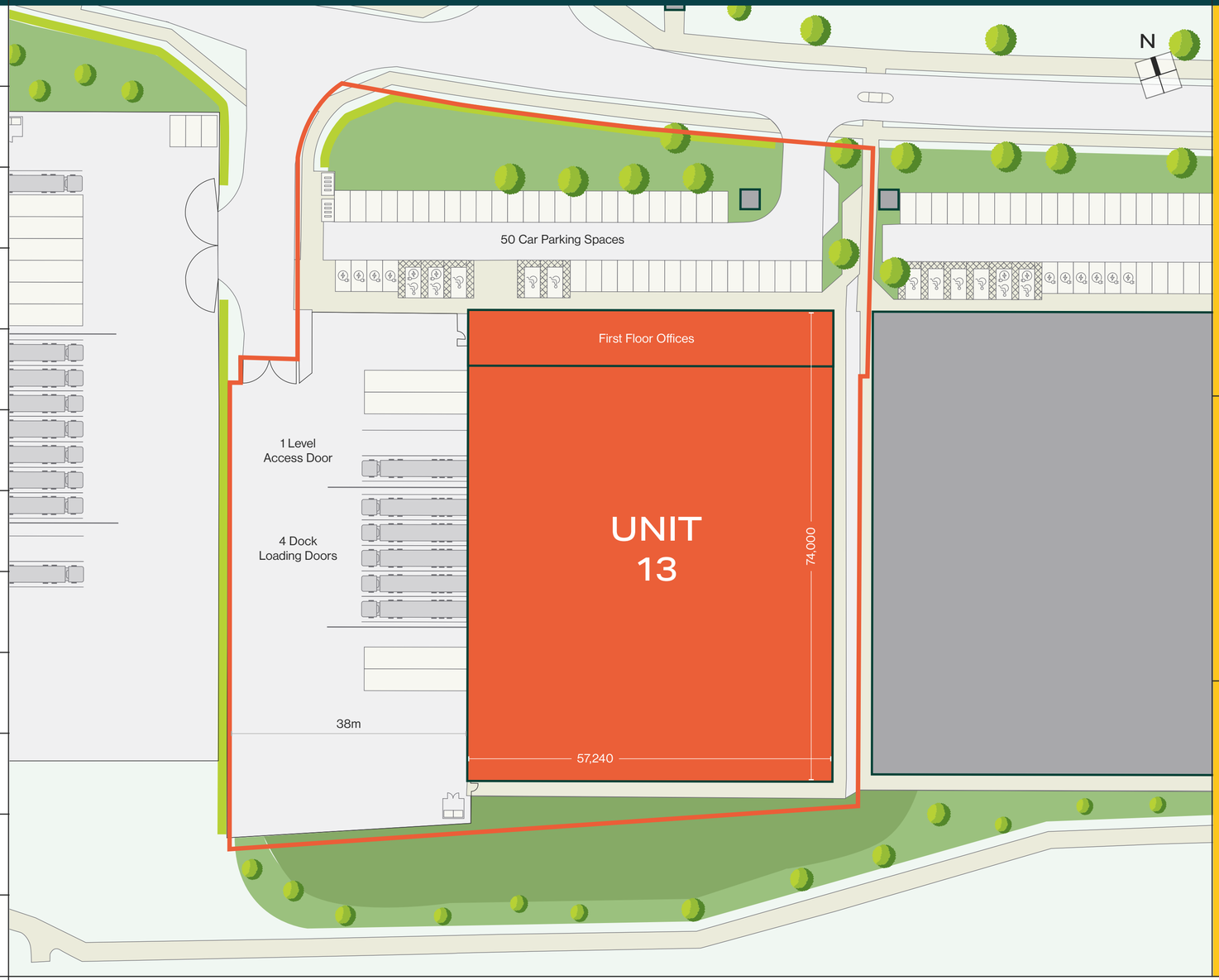
A development by
ROYAL LONDON ASSET MANAGEMENT

Managed by
GRAFTONGATE

SPECIFICATION

- 10m clear internal height
- 4 dock loading doors
  1 level access doors
- 38m yard depth
- 4 HGV parking spaces
- 50 kN/m² floor loading
- 468 kVA Power
- 50 car parking spaces
- 6 EV charging spaces
  with additional ducting
- Cycle parking
- Grade A office with
  VRF Comfort Cooling
- EPC A+
- BREEAM 'Outstanding'

UNIT 13 SITE PLAN



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