

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
TOTAL	81,766	7,596

SPECIFICATION

SITE PLAN

CONTACT


 **12.5m clear internal height**

 **7 dock loading doors
3 level access doors**

 **35m yard depth**

 **7 HGV parking spaces**


 **50 kN/m² floor loading**

 **684 kVA Power**

 **108 car parking spaces**

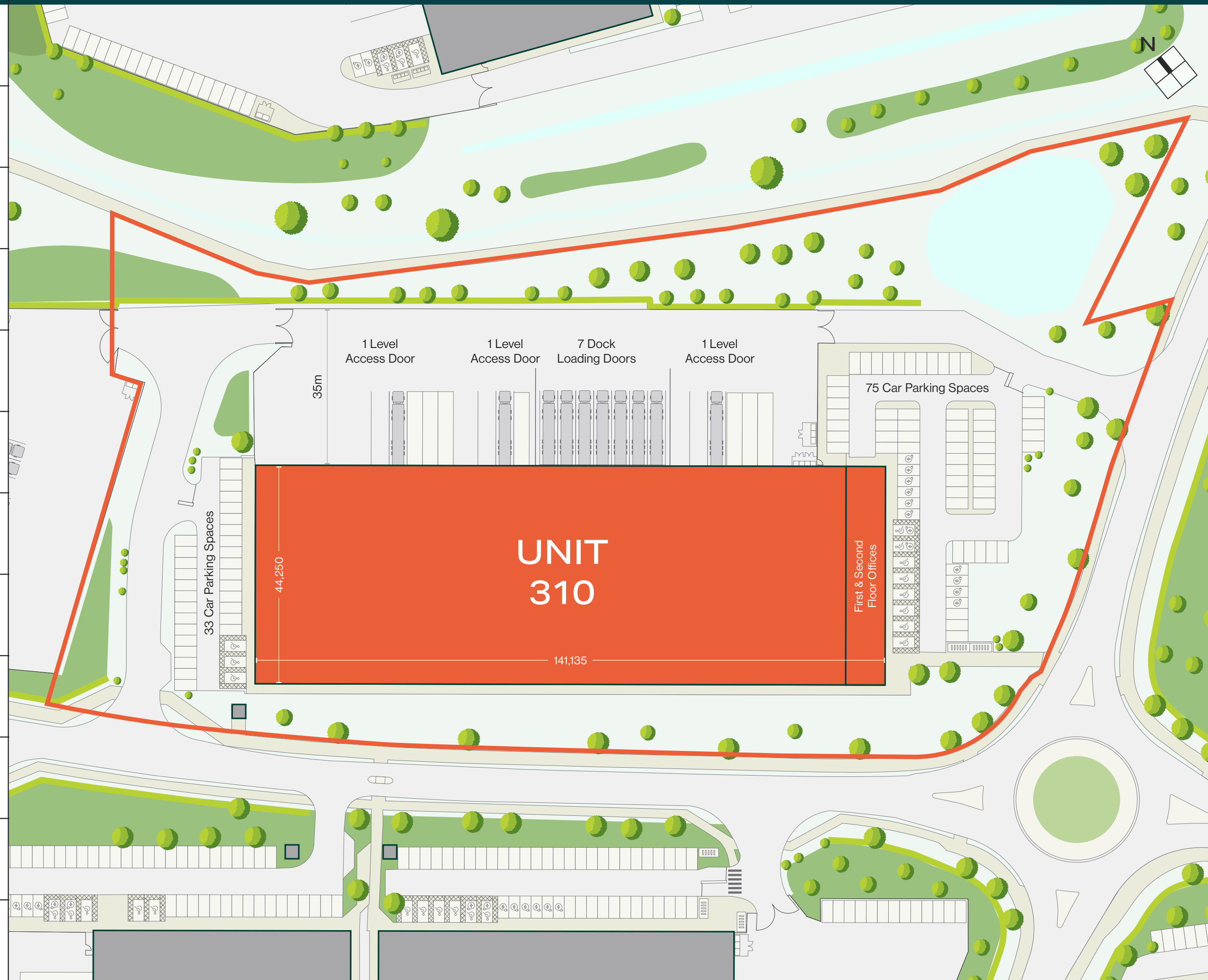
 **12 EV charging spaces,
with additional ducting**

 **Cycle parking**

 **Grade A office with
VRF Comfort Cooling**

 **EPC A+**

 **BREEAM 'Outstanding'**



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