

**SEGRO
PARK
COVENTRY**

IT'S TIME

**TO LET 220,512 SQ FT
WAREHOUSE/
INDUSTRIAL UNIT
READY TO OCCUPY**

SPC 220

UNIT 4B, CV8 3BB

SEGRO



TIME. AND SPACE.

Businesses need both to grow. SPC 220 is designed to make an efficient use of time, boosting productivity. And at 15m high to haunch, room for 204 cars and 41 HGVs, it's got the space that's the lifeblood of warehousing and logistics businesses.



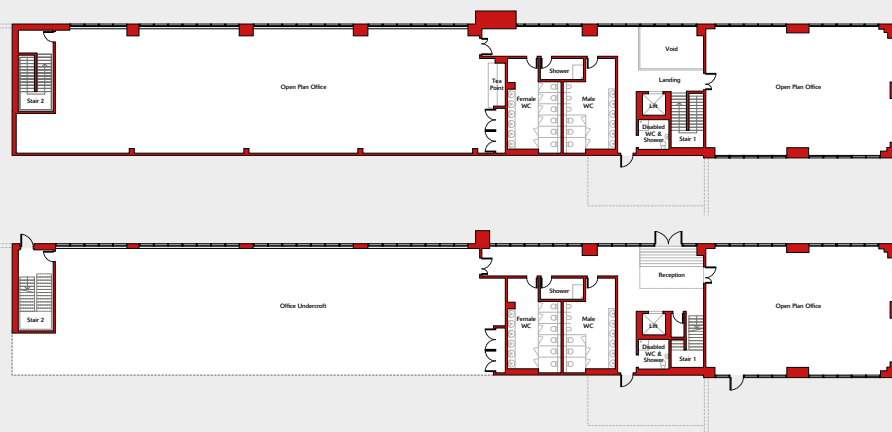
Warehouse

- 209,081 sq ft
- 15m to haunch
- 20 dock levellers (including 4 Eurodocks)
- 2 level access doors
- Internal floor slabs laid to FM2 specification - 50kn/m2 floor loading
- 50m deep concrete service yard
- 204 car parking spaces; 20% with EV charging
- 700 kVA electricity supply



TIME TO BE INSPIRED.

Daylight and design detail come together in SPC 220's 11,206 sq ft of inspiring office space. Lit by LED and with daylight-sensitive controls, it creates a bright and welcoming environment for the nerve centre of your operation. Raised flooring and suspended ceilings make it easy to configure to the shape and needs of your team.



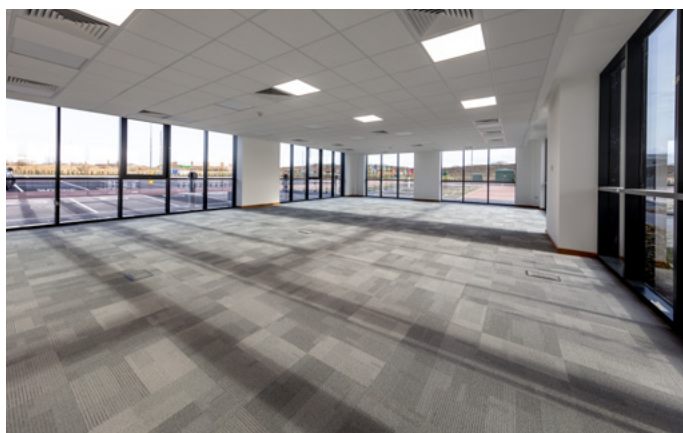
Offices

- 11,206 sq ft (with undercroft)
- Raised floors
- Suspended ceilings
- Comfort cooling
- LED lighting with PIR and perimeter daylight sensitive controls
- Kitchen and shower facilities



TIME FOR GREENER FUTURES.

SPC 220 is designed with the sustainability-conscious consumers' demands at its very forefront. 'Responsible SEGRO' – our own sustainability programme – has seen us design SPC 220 to meet the Excellent BREEAM and an EPC 'A' Rating. And with green spaces and a biodiverse 100 hectare community park on your doorstep, there's time for your team to relax and recharge, the natural way.



Sustainability

- EPC Rating 'A'
- BREEAM 'Excellent'
- 939 sq m of 199.56kWp PV
- 21 dual head, 7.4kW EV chargers
- Rainwater harvesting
- Solar thermal water heating
- 12% rooflights
- GGBS concrete replacement

Community Park

- A rich diversity of ecosystems including parkland, woodland and wetlands
- 7.5km of footpaths, cycle paths and bridleways
- 3.2km of hedgerows
- 9 hectares of lakes and reedbeds
- 34 hectares of wildflower grassland
- Abundance of wildlife including migrating birds, badgers, otters and a variety of aquatic species
- A Visitor Centre and amenities
- Car parking

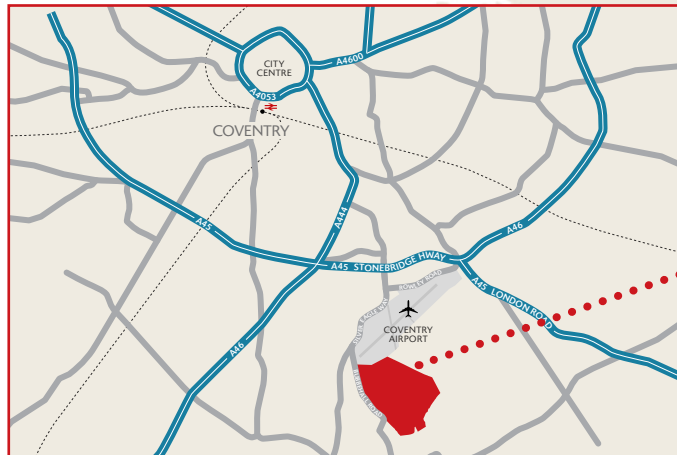
TIME-SAVING LOCATION

SPC 220 turns SEGRO Park Coventry's location into the ultimate warehousing and logistics benefit: connectivity. Closer to suppliers, closer to customers, with four major motorways within 15 minutes, and 85% of the UK population within 4 hours.

| | | |
|-----------------------------------|---------|------------|
| Coventry City Centre | 14 Mins | 5.3 Miles |
| M69 | 13 Mins | 7.3 Miles |
| M6 | 13 Mins | 7.3 Miles |
| M45 | 15 Mins | 8.9 Mile |
| M40 | 15 Mins | 11.7 Miles |
| Birmingham Airport | 22 Mins | 14.1 Miles |
| HS2 Interchange | 22 Mins | 13.6 Miles |
| Daventry Rail Freight Terminal | 30 Mins | 19.1 Miles |

| | | |
|------------------------------------|----------|------------|
| Hams Hall Rail Freight Terminal | 30 Mins | 19.6 Miles |
| Birmingham City Centre | 40 Mins | 24.5 Miles |
| Central London | 120 Mins | 106 Miles |
| Felixstowe Port | 160 Mins | 150 Miles |

Source: Google Maps. Distances and journey times are estimated and are subject to travel/road conditions.



TIME TO MAKE IT YOURS

Warehouse

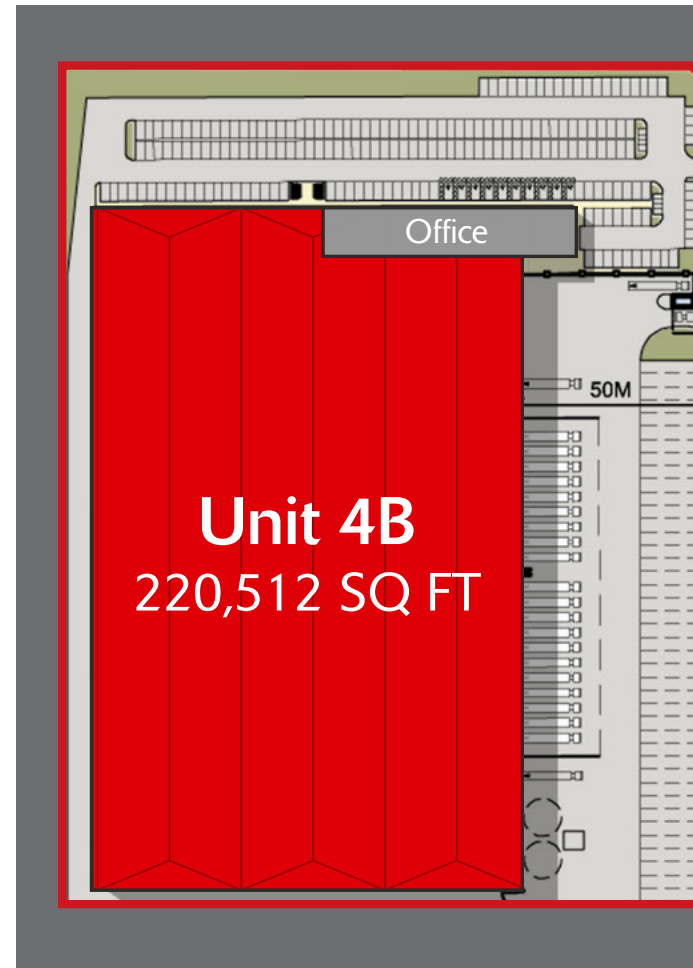
- 209,081 sq ft
- 15m to haunch
- 20 dock levellers (including 4 Eurodocks)
- 2 level access doors
- Internal floor slabs laid to FM2 specification - 50kn/m2 floor loading
- 50m deep concrete service yard
- 204 car parking spaces; with 20% electric vehicle charging points
- 700 kVA electric supply

Offices

- 11,206 sq ft (with undercroft)
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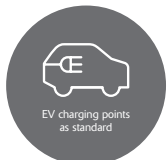
Full Specification

| | | |
|-----------|-------|---------|
| Warehouse | sq ft | 209,081 |
| | sq m | 19,424 |
| Offices | sq ft | 11,206 |
| | sq m | 984 |
| Gatehouse | sq ft | 225 |
| | sq m | 21 |
| Plot area | Acres | 10 |
| | Ha | 4 |
| Total | sq ft | 220,512 |
| | sq m | 20,486 |

| | |
|---------------------|-----|
| Dock leveller doors | 20 |
| Loading doors | 2 |
| Yard depth | 50m |
| Car parking spaces | 204 |
| HGV spaces | 41 |

All areas are approximate and measured on a Gross Internal Basis.

Remaining space available to let within the development:
Up to 2.4 million sq ft



About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent.

Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company.

See www.SEGRO.com for further information.

SEGRO

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