

TAKE  
YOUR  
PICK

**PICKFORD  
INTERCHANGE**

COVENTRY, WEST MIDLANDS

pickfordgate

TURNBERRY ROAD  
CV5 9SN

OPPORTUNITY



## ARRIVING Q3 2026

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



LOCATION



# A STRATEGIC LOCATION

**15** mins to  
M42, M6 & M40

**16** mins to  
Solihull

**07** mins to  
Coventry

**25** mins to  
Birmingham

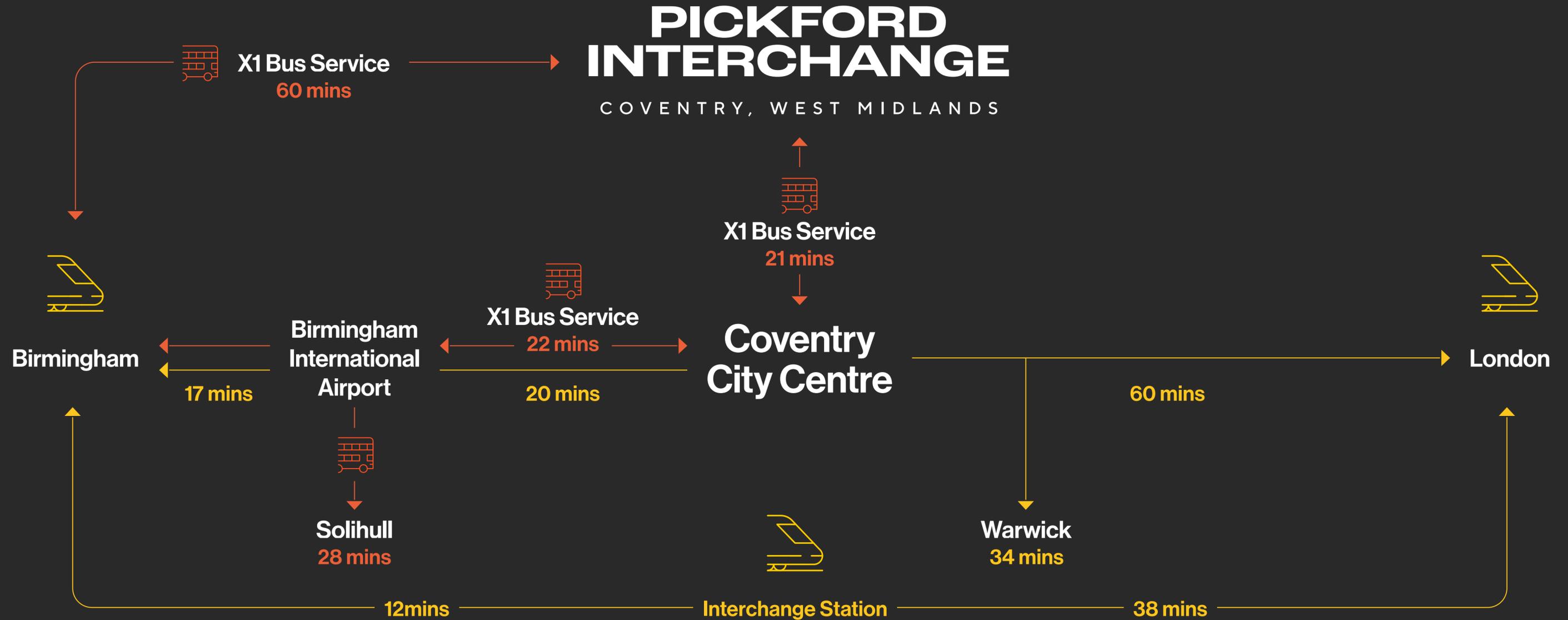
**10** mins to  
Birmingham Airport

**45** mins to East  
Midlands Airport

LOCATION



# BUILT ON BETTER CONNECTIONS



With the introduction of HS2 in 2030

# 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



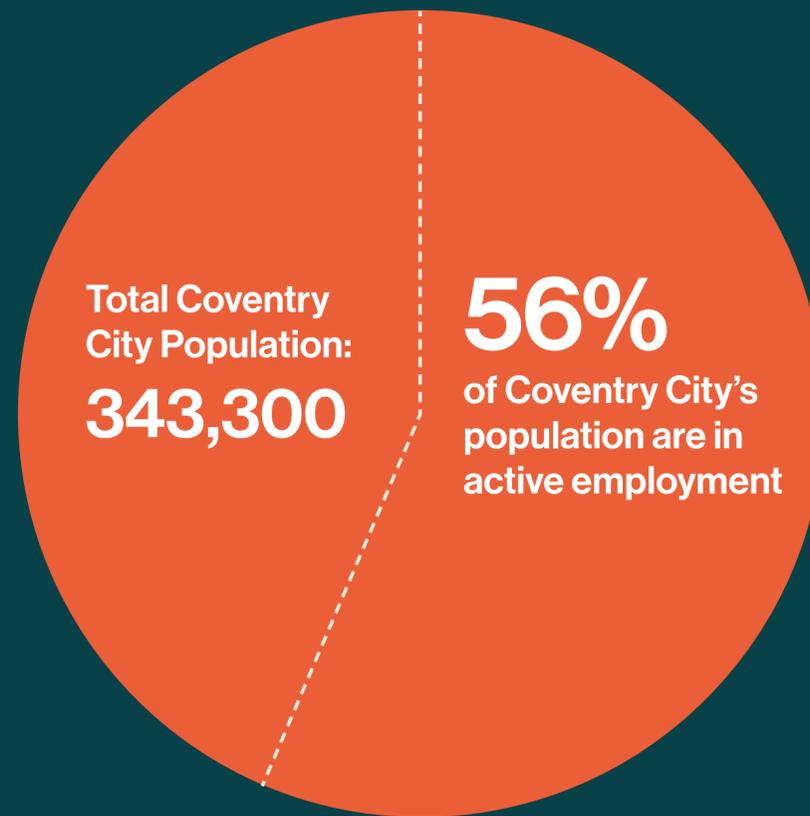
**£497 / wk**

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





# 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.

Approximate Gross Internal Areas (GIA)

SQ FT

SQ M

## DEVELOPMENT



# 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

Targeting BREEAM 'Outstanding'



## EPC

Targeting EPC A+



## POWER

5.6 MVA across the site



## GREEN SPACE

Enhanced Wellness Area/Space



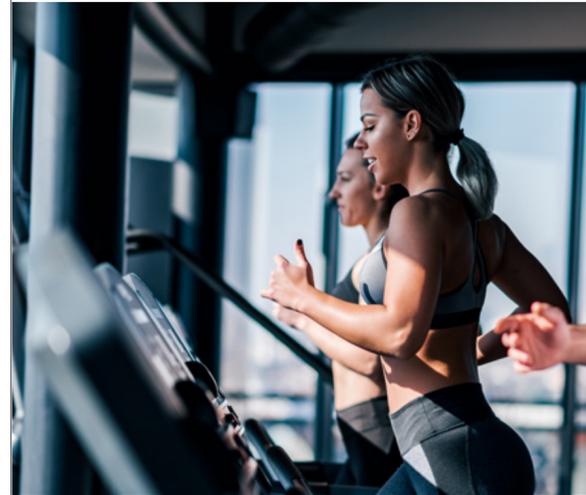
## TRUSTED PARTNERS

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](https://investcw.co.uk)
- [coventry.gov.uk/invest-coventry](https://coventry.gov.uk/invest-coventry)
- [midlandsinvestmentportfolio.org](https://midlandsinvestmentportfolio.org) 



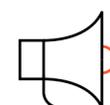
WEST MIDLANDS  
GLOBAL GROWTH  
PROGRAMME



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:**

**Managed by:**

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