



INDUSTRIAL / WAREHOUSE TO LET

## UNIT 622

Pickford Interchange, Coventry, Turnberry Road, CV5 9SN

10,730 SQ FT WAREHOUSE TO BE SPECULATIVELY DEVELOPED.

10,730 SQ FT (996.85 SQ M)



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# DETAILS

## DESCRIPTION

Introducing the best connected development in the West Midlands. Served by a purpose-built new junction with direct access to the A45, at Pickford Interchange you can take your pick from 7,500 sq ft trade counters to 120,000 sq ft industrial units – and everything in between. The choice is yours. Spread over 21 hectares with planning consent for 645,000 sq ft of Grade A industrial space, Pickford Interchange offers something for every kind of business, all finished to the same impeccable spec.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 622	10,730	996.85	Available
<b>Total</b>	<b>10,730</b>	<b>996.85</b>	

## KEY FEATURES

- Unrivalled West Midlands location
- 10m Clear Height
- 16.5m Yard Depth
- 1 Level Access Loading Door
- 10 Car Parking Spaces
- BREEAM Outstanding
- EPC A+
- Deliverable by Q4 2026

## OUTGOINGS

- Rates:
- Service charge: n/a

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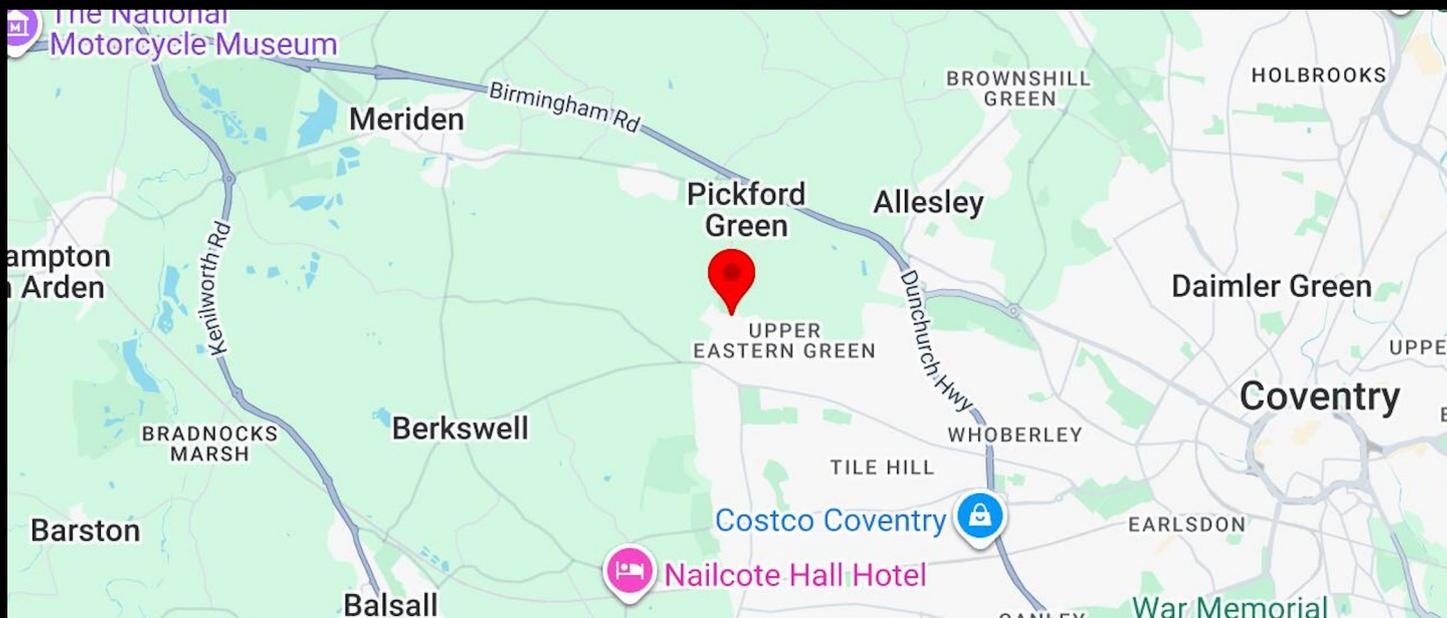
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## LOCATION



Three miles from Coventry city centre and 7 miles to Birmingham International and Birmingham Airport, the site sits 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, M6 are also all less than 15 miles away.

## CONTACT US

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