

IT'S TIME

Time for more space:

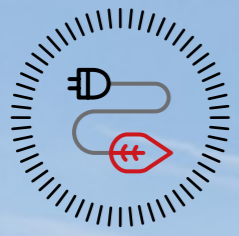
Up to 2.1 million sq ft of new industrial and warehouse space available.

Time to maximise your profits:

73 acres available in the Coventry & Warwick Investment Zone.

Time to make it yours:

Design your own building and fit out package.



To meet the sustainability aspirations of our customers, we can deliver the highest EPC ratings and BREEAM 'Excellent'.



We deliver. On time, to quality, every time. With over 100 years of experience, 1,400 customers and over 1 million sq m of space under construction.



73 acres is available within the Coventry and Warwick Investment Zone, meaning more incentives and savings when you locate here.



2.1 million sq ft of general industrial and distribution space (B2 and B8).



Just south of Coventry centre, less than 25 minutes to six major motorways.



Our site, your building. So you can create a facility and fit out package that meets your needs exactly.

THE TIME IS NOW

In our impatient world, we want everything now. On demand. On time. Every time.

Manufacturers and logistics companies are the everyday heroes making 'now' possible, from just-in-time assembly line workers to schedulers, packers and drivers. SEGRO Park Coventry helps businesses thrive in the Age of Now. A gateway to markets, suppliers, skilled workers, all minutes from major motorways.

If timeliness is the heartbeat of your business, SEGRO Park Coventry puts you in the right place at the right time to satisfy our impatient, demanding world.

It's time.

LOCATION: ULTIMATE TIMESAVING DEVICE

Lateness costs. In a just-in-time, just-on-time world, late employees and late deliveries cost you productivity and efficiency. Ultimately, lateness costs you customers.

SEGRO Park Coventry puts you close to customers, close to suppliers and close to workforce. 85% of the UK's population are within a 4-hour HGV drive. And with six motorways all within 25 minutes, its super-connected location brings pace to a world where it's the fastest – not just the fittest – that survive and thrive.



M1
22 minutes



M6
13 minutes



M69
13 minutes



M42
22 minutes



BEATING THE CLIMATE CLOCK

Times have changed. Today, your customers look beyond their front door when measuring their carbon footprint, interrogating their whole supply chain. Including you.

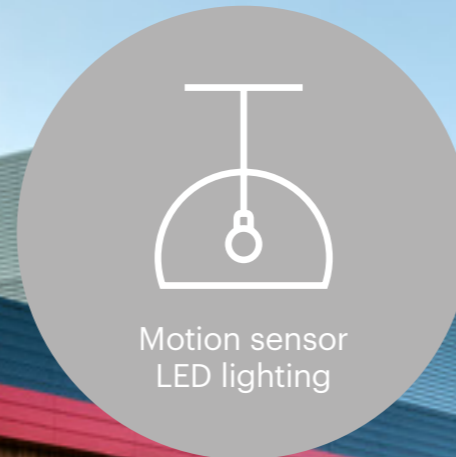
As we work with you to configure your building, we draw on our expertise in sustainable design, construction and operation. 'Responsible SEGRO' is our own sustainability programme. Its principles and commitments help us – and you – meet sustainability targets and boost your reputation as a responsible, carbon-conscious business. You can see that expertise and commitment reflected in the targets we have set for the co-creation of the buildings at SEGRO Park Coventry.



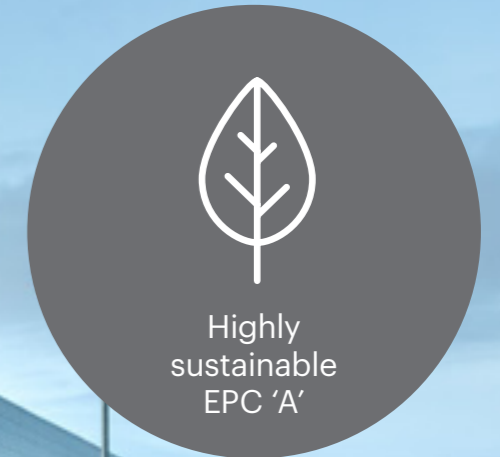
For more information, please visit:
www.SEGRO.com/ResponsibleSEGRO



BREEAM
'Excellent'



Motion sensor
LED lighting



Highly
sustainable
EPC 'A'



PV panels
used as standard



Providing air source
heat pumps to
the offices



EV charging points
as standard



KNOWLEDGE AND SKILLS, MINUTES AWAY

For over 100 years, the craftspeople of Coventry made the city famous for precision engineering. Of cars. Of watches. The very symbols of connectivity and time. That tradition of skilled work continues today.

SEGRO Park Coventry's connections and location put a large, skilled workforce all within a 30-minute drive. For many, it's a short bike ride. Local authority planning will see the number of households and workers continue to grow. With the city's ecosystem of colleges and vocational training, Coventry is keeping up its tradition as home to the skilled workforce that makes business tick.



523,829 working population within 30min drive time*



£660.20 weekly wage within 30min drive time*



Population within (drive time)

- 1 hour - 3,631,334
- 2 hour - 13,569,660
- 3 hour - 41,615,408
- 4 hour - 53,392,003

Indicative Workforce Population (30 mins)- 523,829*

UK Weekly Wage 2025 (30 mins) - £660.20**



PLOT 3C
Let (Conditional)


DP WORLD




DP WORLD

MAKING SURE THE FUTURE ARRIVES ON TIME

Delivering extraordinary spaces on time is what has made us Europe's largest industrial property business. We have over 100 years' experience, 1,400 customers and a significant development pipeline to meet their needs.

SEGRO develops relationships with local authorities and is well placed to support customers with any planning requirement.

Companies choosing Coventry to fuel their futures:



KUEHNE+NAGEL



Royal Mail

UK BATTERY INDUSTRIALISATION CENTRE

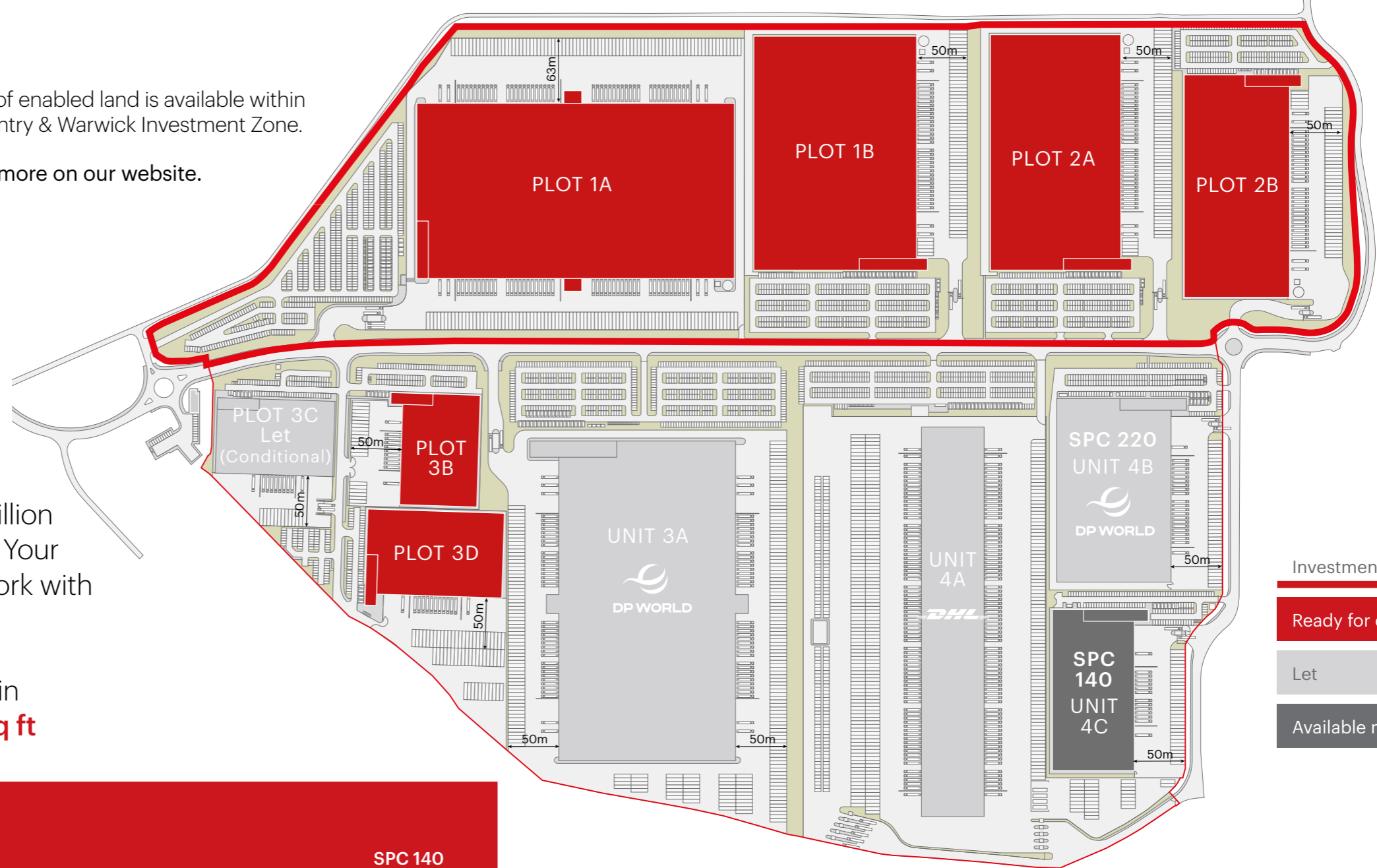
73 acres of enabled land is available within the Coventry & Warwick Investment Zone.

Find out more on our website.

TIME, PLACE... AND SPACE

SEGR0 Park Coventry's 215 acres has outline planning permission for 3.7 million sq ft of industrial and logistics space. Your building will be just that: yours. We work with you to configure it to suit your needs.

Remaining space available to let within the development: **Up to 2.1 million sq ft**



- Investment Zone boundary
- Ready for development
- Let
- Available now

Accommodation


		Unit 1A	Unit 1B	Unit 2A	Unit 2B	Unit 3B	Unit 3D	SPC 140 (Unit 4C)
Warehouse	sq ft	557,315	375,470	302,555	233,330	85,250	116,174	131,761
	sq m	51,776	34,882	28,108	21,677	7,920	10,793	12,241
Offices	sq ft	18,555	19,580	20,462	10,945	4,468	4,736	8,580
	sq m	1,724	1,819	1,901	1,017	415	440	797
Hubs	sq ft	7,890						
	sq m	733						
Gatehouse	sq ft	560	205	205	205			226
	sq m	52	19	19	19			21
Plot area	Acres	37	10	13	13	5	7	6
	Ha	15	4	5	5	2	3	3
Total	sq ft	584,320	395,255	323,222	244,480	89,718	120,910	140,567
	sq m	54,285	36,720	30,028	22,713	8,335	11,233	13,059
Dock leveller doors		88	30	30	28	9	11	12
Level access doors		8	4	4	4	2	2	2
Yard depth		63m	50m	50m	50m	50m	50m	50m
Car parking spaces		562	377	361	231	109	124	130
HGV spaces		168	64	59	48	21	57	32

Key Scheme Specification


- 215 acre development site
- Private estate with 24-hr security / management
- Access via new road junction off the A45
- One spec unit of 140,567 sq ft

Sustainability


- EPC Rating 'A'
- BREEAM 'Excellent'
- Translucent panels to warehouse roof providing natural daylight
- Photovoltaic panels
- Electric car charging points
- LED lighting
- Rainwater harvesting
- Solar thermal water heating
- GGBS concrete replacement (Reduced carbon footprint)




Flexible -
Built to suit



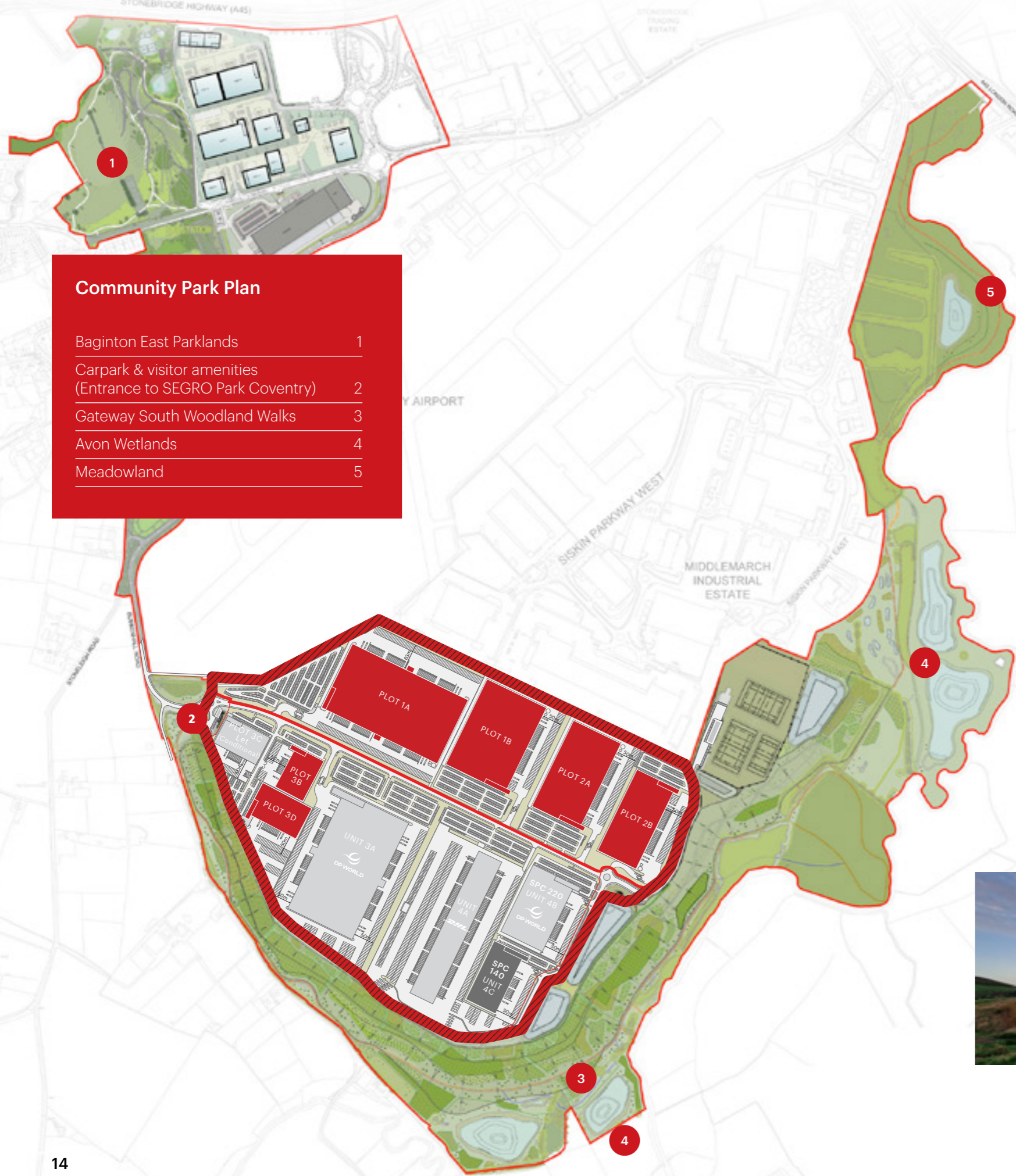
Highly sustainable
EPC 'A'



20MVA
power supply



Single buildings up
to 1m sq ft



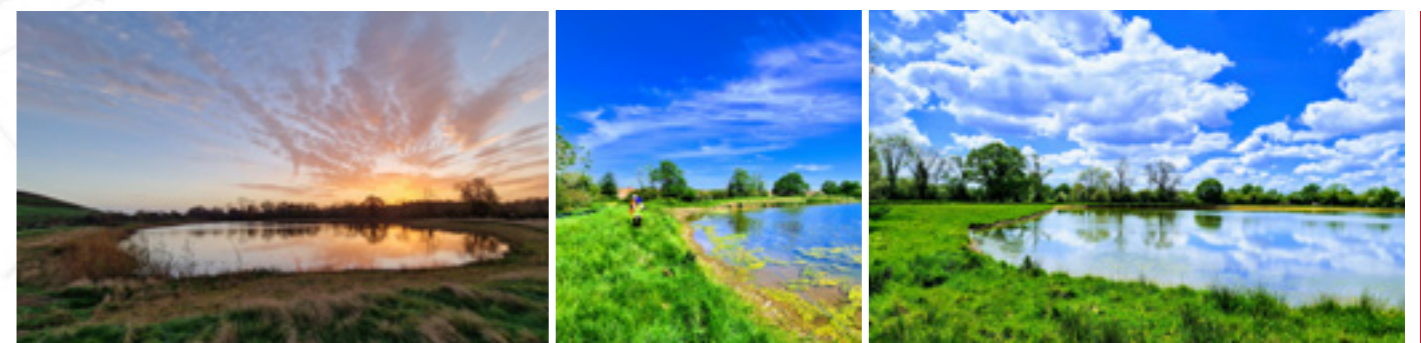
Community Park Plan

Baginton East Parklands	1
Carpark & visitor amenities (Entrance to SEGRO Park Coventry)	2
Gateway South Woodland Walks	3
Avon Wetlands	4
Meadowland	5

SHARING TIME. TOGETHER.

Great schemes give something back. To the neighbours, the community, the plants and wildlife they live alongside.

SEGRO Park Coventry's community park is 100 hectares of 100% natural enjoyment. Open to all. For fun, for adventure, or for moments of simple calm. A haven for local wildlife, from its woodlands to the Avon Wetlands and the Middlemarsh Bird Sanctuary. Take time to indulge your inner twitcher from new bird hides or explore the woodland walks, 7.5 km of footpaths, cycle paths and bridleways...together.



RIGHT PLACE, RIGHT TIME

The 215 acres of SEGRO Park Coventry are to the south of Coventry City centre in Warwick District with direct access to the A45, A46 and wider transport network. The M6 (J2) and M69 are only 7 miles to the north, the M45 just 9 miles to the east and the M40 (J15) 12 miles to the south west.

Road links

	Mins	Miles
Coventry City Centre	14	5.3
M69	13	7.3
M6	13	7.3
M45	15	8.9
M40	15	11.7
HS2 Interchange	22	13.6
Birmingham City Centre	40	24.5
Central London	120	106

Rail, air and ports

	Mins	Miles
Birmingham Airport	22	14.1
Daventry Rail Freight Terminal	30	19.1
Hams Hall Rail Freight Terminal	30	19.6
Port of Tillbury	149	121
Port of Felixstowe	160	150

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



About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

Founded in 1920, SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

From big-box logistics to urban warehousing and data centres, SEGRO creates the space that enables extraordinary things to happen. It provides the infrastructure of modern economies and everyday life, enabling efficient, low-carbon supply chains and digital connectivity across Europe, helping drive growth and job creation. This space supports a diverse customer base including retailers, manufacturers, logistics providers and technology companies.

SEGRO is committed to being a force for societal and environmental good, prioritising Championing low-carbon growth, Investing in local communities and environments, and Nurturing talent.

For more information, visit [SEGRO.com](https://www.segro.com)

**Enquire at [segroparkcoventry.com](https://www.segroparkcoventry.com)
or please call our retained agents:**



Ranjit Gill
David Tew
Katie Monks
0121 369 1163

DTRE

Richard Harman
Tom Fairlie
020 3151 8648

APEX

James Harrison
Cameron Mitchell
020 3151 1043

SEGRO

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. April 2026.