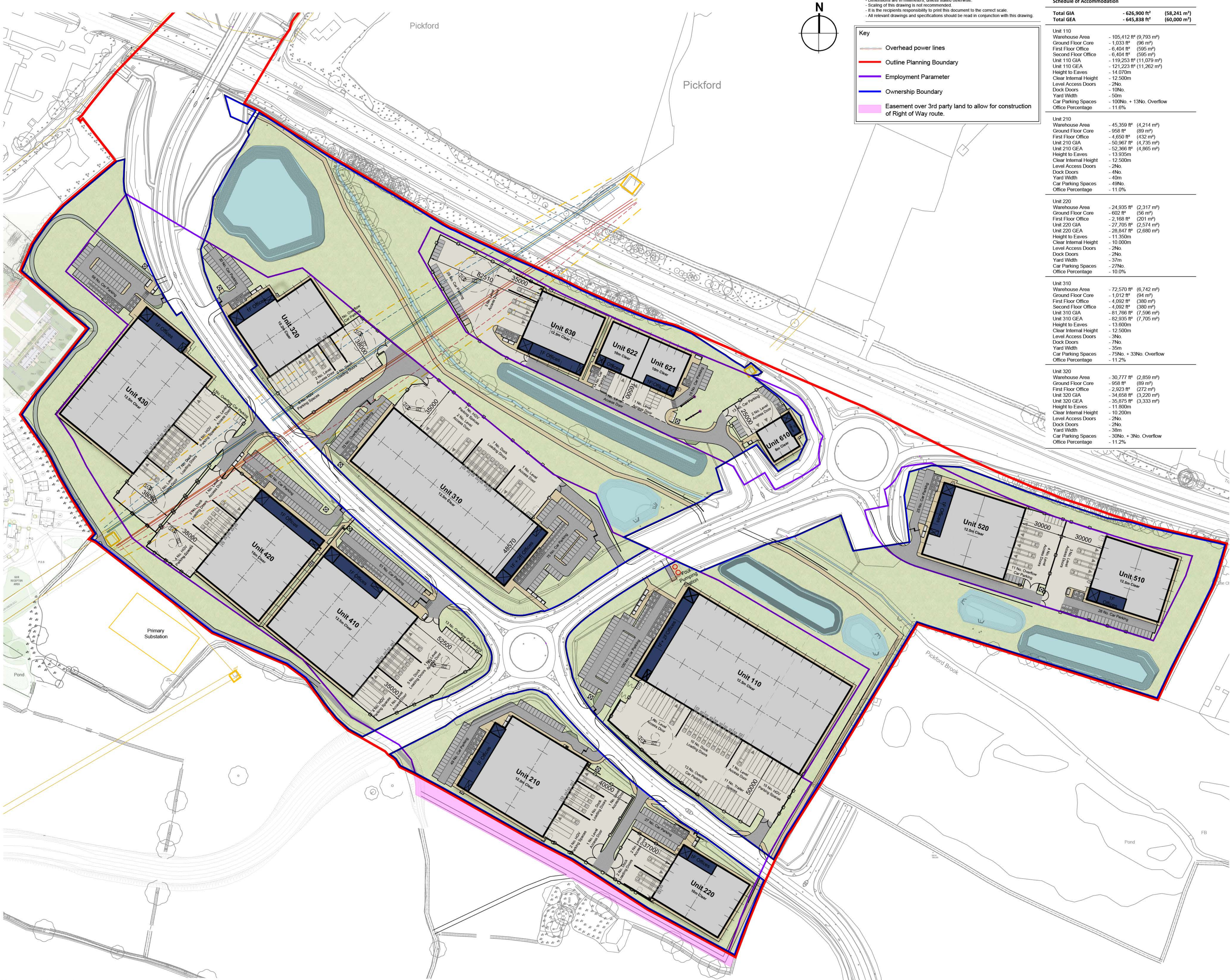




Proposed Masterplan
Scale 1:1250



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.

Key

- Overhead power lines
- Outline Planning Boundary
- Employment Parameter
- Ownership Boundary
- Easement over 3rd party land to allow for construction of Right of Way route.

Schedule of Accommodation			
Total GIA	- 626,900 ft ²	(58,241 m ²)	
Total GEA	- 645,838 ft ²	(60,000 m ²)	
Unit 110			
Warehouse Area	- 105,412 ft ²	(9,793 m ²)	
Ground Floor Core	- 1,033 ft ²	(96 m ²)	
First Floor Office	- 6,404 ft ²	(595 m ²)	
Second Floor Office	- 6,404 ft ²	(595 m ²)	
Unit 110 GIA	- 119,253 ft ²	(11,079 m ²)	
Unit 110 GEA	- 121,223 ft ²	(11,262 m ²)	
Height to Eaves	- 14.07m		
Clear Internal Height	- 12.500m		
Level Access Doors	- 2No.		
Dock Doors	- 10No.		
Yard Width	- 50m		
Car Parking Spaces	- 100No. + 13No. Overflow		
Office Percentage	- 11.6%		
Unit 210			
Warehouse Area	- 45,350 ft ²	(4,214 m ²)	
Ground Floor Core	- 958 ft ²	(89 m ²)	
First Floor Office	- 4,650 ft ²	(432 m ²)	
Unit 210 GIA	- 50,957 ft ²	(4,735 m ²)	
Unit 210 GEA	- 52,386 ft ²	(4,825 m ²)	
Height to Eaves	- 13.935m		
Clear Internal Height	- 12.500m		
Level Access Doors	- 2No.		
Dock Doors	- 4No.		
Yard Width	- 40m		
Car Parking Spaces	- 48No.		
Office Percentage	- 11.0%		
Unit 220			
Warehouse Area	- 24,935 ft ²	(2,317 m ²)	
Ground Floor Core	- 602 ft ²	(56 m ²)	
First Floor Office	- 2,168 ft ²	(201 m ²)	
Unit 220 GIA	- 27,705 ft ²	(2,574 m ²)	
Unit 220 GEA	- 28,847 ft ²	(2,680 m ²)	
Height to Eaves	- 11.350m		
Clear Internal Height	- 10.000m		
Level Access Doors	- 2No.		
Dock Doors	- 2No.		
Yard Width	- 37m		
Car Parking Spaces	- 27No.		
Office Percentage	- 10.0%		
Unit 310			
Warehouse Area	- 72,570 ft ²	(6,742 m ²)	
Ground Floor Core	- 1,012 ft ²	(94 m ²)	
First Floor Office	- 4,052 ft ²	(380 m ²)	
Second Floor Office	- 4,052 ft ²	(380 m ²)	
Unit 310 GIA	- 81,766 ft ²	(7,596 m ²)	
Unit 310 GEA	- 82,935 ft ²	(7,705 m ²)	
Height to Eaves	- 13.600m		
Clear Internal Height	- 12.500m		
Level Access Doors	- 3No.		
Dock Doors	- 7No.		
Yard Width	- 35m		
Car Parking Spaces	- 72No. + 33No. Overflow		
Office Percentage	- 11.2%		
Unit 320			
Warehouse Area	- 30,777 ft ²	(2,850 m ²)	
Ground Floor Core	- 958 ft ²	(89 m ²)	
First Floor Office	- 2,923 ft ²	(272 m ²)	
Unit 320 GIA	- 34,658 ft ²	(3,220 m ²)	
Unit 320 GEA	- 35,675 ft ²	(3,333 m ²)	
Height to Eaves	- 11.800m		
Clear Internal Height	- 10.200m		
Level Access Doors	- 2No.		
Dock Doors	- 2No.		
Yard Width	- 38m		
Car Parking Spaces	- 30No. + 3No. Overflow		
Office Percentage	- 11.2%		

Unit 410	Warehouse Area	- 60,936 ft ²	(5,661 m ²)
Unit 410	Ground Floor Core	- 1,044 ft ²	(97 m ²)
Unit 410	First Floor Office	- 4,254 ft ²	(395 m ²)
Unit 410	GIA	- 66,234 ft ²	(6,153 m ²)
Unit 410	GEA	- 67,565 ft ²	(6,277 m ²)
Unit 410	Height to Eaves	- 13.755m	
Unit 410	Clear Internal Height	- 12.500m	
Unit 410	Level Access Doors	- 2No.	
Unit 410	Dock Doors	- 5No.	
Unit 410	Yard Width	- 52.5m - 35m	
Unit 410	Car Parking Spaces	- 51No. + 13No. Overflow	
Unit 410	Office Percentage	- 8.0%	
Unit 420	Warehouse Area	- 44,520 ft ²	(4,136 m ²)
Unit 420	Ground Floor Core	- 958 ft ²	(89 m ²)
Unit 420	First Floor Office	- 4,912 ft ²	(457 m ²)
Unit 420	GIA	- 50,390 ft ²	(4,682 m ²)
Unit 420	GEA	- 52,377 ft ²	(4,866 m ²)
Unit 420	Height to Eaves	- 11.490m	
Unit 420	Clear Internal Height	- 10.000m	
Unit 420	Level Access Doors	- 1No.	
Unit 420	Dock Doors	- 5No.	
Unit 420	Yard Width	- 38m	
Unit 420	Car Parking Spaces	- 50No.	
Unit 420	Office Percentage	- 11.6%	
Unit 430	Warehouse Area	- 67,198 ft ²	(6,242 m ²)
Unit 430	Ground Floor Core	- 796 ft ²	(74 m ²)
Unit 430	First Floor Office	- 3,897 ft ²	(362 m ²)
Unit 430	GIA	- 71,881 ft ²	(6,678 m ²)
Unit 430	GEA	- 73,750 ft ²	(6,871 m ²)
Unit 430	Height to Eaves	- 13.750m	
Unit 430	Clear Internal Height	- 12.500m	
Unit 430	Level Access Doors	- 2No.	
Unit 430	Dock Doors	- 7No.	
Unit 430	Yard Width	- 38m	
Unit 430	Car Parking Spaces	- 66No. + 3No. Overflow	
Unit 430	Office Percentage	- 6.5%	
Unit 510	Warehouse Area	- 26,063 ft ²	(2,421 m ²)
Unit 510	Ground Floor Core	- 656 ft ²	(61 m ²)
Unit 510	First Floor Office	- 2,336 ft ²	(217 m ²)
Unit 510	GIA	- 29,055 ft ²	(2,699 m ²)
Unit 510	GEA	- 30,408 ft ²	(2,825 m ²)
Unit 510	Height to Eaves	- 14.155m	
Unit 510	Clear Internal Height	- 12.500m	
Unit 510	Level Access Doors	- 3No.	
Unit 510	Dock Doors	- 0No.	
Unit 510	Yard Width	- 30m	
Unit 510	Car Parking Spaces	- 30No. + 11No. Overflow	
Unit 510	Office Percentage	- 10.7%	
Unit 520	Warehouse Area	- 33,551 ft ²	(3,117 m ²)
Unit 520	Ground Floor Core	- 883 ft ²	(82 m ²)
Unit 520	First Floor Office	- 3,158 ft ²	(293 m ²)
Unit 520	GIA	- 37,592 ft ²	(3,492 m ²)
Unit 520	GEA	- 39,180 ft ²	(3,640 m ²)
Unit 520	Height to Eaves	- 14.000m	
Unit 520	Clear Internal Height	- 12.500m	
Unit 520	Level Access Doors	- 4No.	
Unit 520	Dock Doors	- 0No.	
Unit 520	Yard Width	- 30m	
Unit 520	Car Parking Spaces	- 30No. + 11No. Overflow	
Unit 520	Office Percentage	- 10.7%	
Unit 610	Warehouse Area	- 6,093 ft ²	(566 m ²)
Unit 610	Ground Floor Core	- 355 ft ²	(33 m ²)
Unit 610	First Floor Office	- 1,049 ft ²	(97 m ²)
Unit 610	GIA	- 7,497 ft ²	(696 m ²)
Unit 610	GEA	- 8,266 ft ²	(768 m ²)
Unit 610	Height to Eaves	- 9.250m	
Unit 610	Clear Internal Height	- 8.000m	
Unit 610	Level Access Doors	- 2No.	
Unit 610	Dock Doors	- 0No.	
Unit 610	Yard Width	- 25m	
Unit 610	Car Parking Spaces	- 13No.	
Unit 610	Office Percentage	- 18.6%	
Unit 621	Warehouse Area	- 10,516 ft ²	(977 m ²)
Unit 621	Ground Floor Core	- 355 ft ²	(33 m ²)
Unit 621	First Floor Office	- 1,500 ft ²	(139 m ²)
Unit 621	GIA	- 12,371 ft ²	(1,149 m ²)
Unit 621	GEA	- 13,131 ft ²	(1,220 m ²)
Unit 621	Height to Eaves	- 11.500m	
Unit 621	Clear Internal Height	- 10.000m	
Unit 621	Level Access Doors	- 1No.	
Unit 621	Dock Doors	- 0No.	
Unit 621	Yard Width	- 16.5m	
Unit 621	Car Parking Spaces	- 16No.	
Unit 621	Office Percentage	- 14.9%	
Unit 622	Warehouse Area	- 9,153 ft ²	(850 m ²)
Unit 622	Ground Floor Core	- 355 ft ²	(33 m ²)
Unit 622	First Floor Office	- 1,222 ft ²	(114 m ²)
Unit 622	GIA	- 10,730 ft ²	(997 m ²)
Unit 622	GEA	- 11,409 ft ²	(1,060 m ²)
Unit 622	Height to Eaves	- 11.500m	
Unit 622	Clear Internal Height	- 10.000m	
Unit 622	Level Access Doors	- 1No.	
Unit 622	Dock Doors	- 0No.	
Unit 622	Yard Width	- 16.5m	
Unit 622	Car Parking Spaces	- 14No.	
Unit 622	Office Percentage	- 14.7%	
Unit 630	Warehouse Area	- 22,012 ft ²	(2,045 m ²)
Unit 630	Ground Floor Core	- 958 ft ²	(89 m ²)
Unit 630	First Floor Office	- 3,841 ft ²	(357 m ²)
Unit 630	GIA	- 26,811 ft ²	(2,491 m ²)
Unit 630	GEA	- 28,298 ft ²	(2,629 m ²)
Unit 630	Height to Eaves	- 13.760m	
Unit 630	Clear Internal Height	- 12.500m	
Unit 630	Level Access Doors	- 2No.	
Unit 630	Dock Doors	- 1No.	
Unit 630	Yard Width	- 35m - 82.5m	
Unit 630	Car Parking Spaces	- 29No.	
Unit 630	Office Percentage	- 17.9%	

rev	amendments	by	ckd	date
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Pickford Gate
A45 (Birmingham Road) Coventry
Proposed Marketing Masterplan

LOD 3	LOI 3
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The Royal London UK Real Estate Fund
(RLUKREF)



RIBA PoW Stage:	3 - Spatial Coordination
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