

TWO INDUSTRIAL DISTRIBUTION UNITS



Birchfield Point

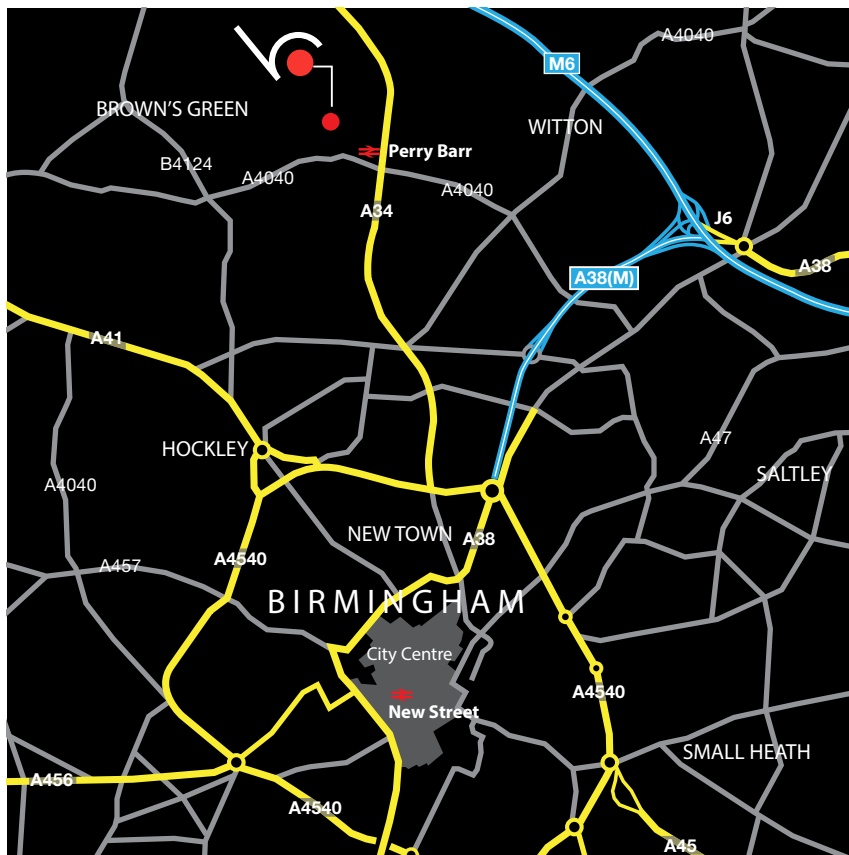
URBAN CONNECTIONS START HERE



WALSALL ROAD | PERRY BAR | B42 1BZ



AN URBAN DISTRIBUTION CENTRE SITUATED AT THE HEART OF THE UK'S MOTORWAY AND RAIL NETWORK



The site is well located to serve the central and greater Birmingham area as well as the West Midlands region. The comprehensive road network which serves the area is supplemented by integrated public transport, in terms of buses and trains, that serve the adjacent One Stop Shopping Centre.



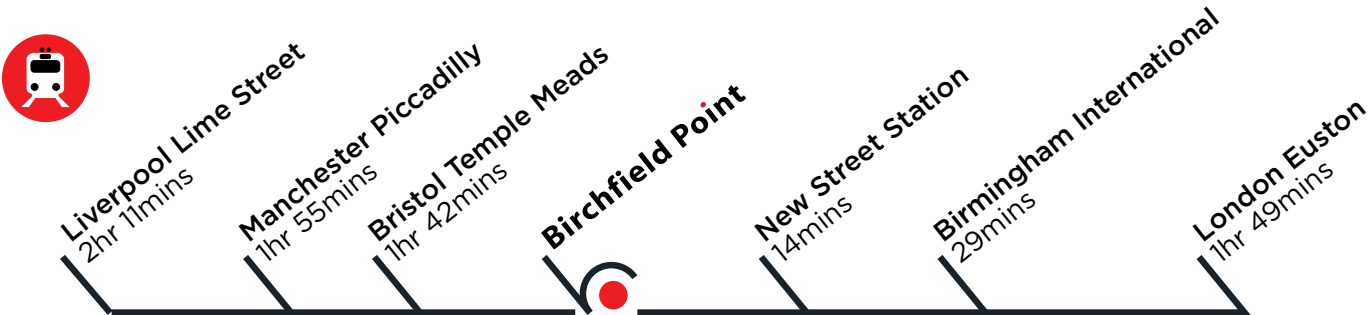
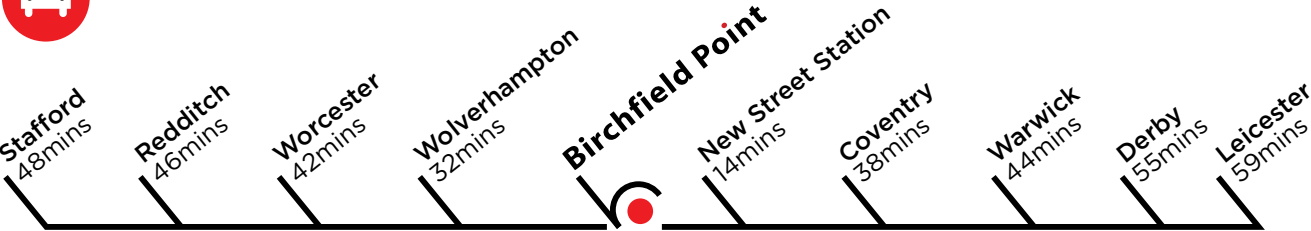
HALF OF THE UK'S POPULATION LIES WITHIN 2 HOURS, AND 90% WITHIN 4 HOURS OF THE CITY



Birchfield Point is positioned 3 miles North of the city centre and 3 1/2 miles South of junction seven of the M6 West, which gives access to the M5 and M6 North.

East links to the M6 links into A38 (m) and the M42 which in turn provides effective orbital motorway around the city.

These motorways enable rapid access to others serving the area, namely the M54, M40, M69 and M1, which makes this region a key centre for logistics and employment in the UK.



**THE SCHEME WILL PROVIDE
TWO NEW SEMI-DETACHED UNITS
WITH SECURITY SERVICE YARDS
TOTTALLING SOME
85,500 SQUARE FEET**



SPECIFICATION

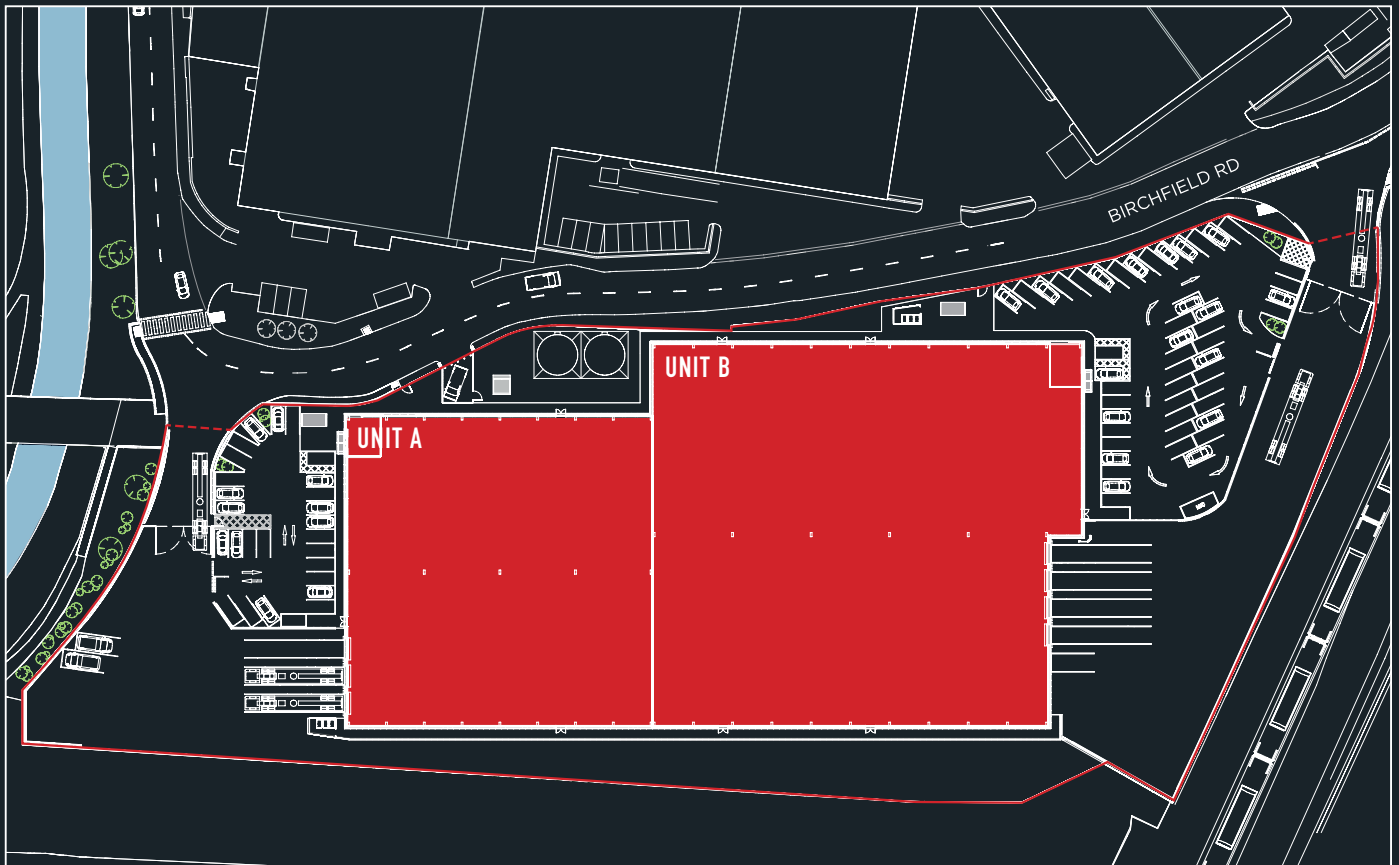
- Portal frame construction
- 5% rooflights
- Self-contained service yards with 2.4 meter palisade fence
- Separate car parking bike and motorcycle areas

UNIT A

- 10m eaves height
- 3 loading doors
- 50kN floor loading per sq m
- 30m self-contained yards
- 26 self-contained Car parking space

UNIT B

- 10m eaves height
- 4 loading doors
- 50kN floor loading per sq m
- 35m self-contained yards
- 26 self-contained Car parking space



ACCOMMODATION

UNIT A	SQ M	SQ FT
Ground Floor	2,704	29,100
First Floor	301	3,250
TOTAL	3,005	32,350

UNIT B	SQ M	SQ FT
Ground Floor	4,506	48,500
First Floor Offices	431	4,650
TOTAL	4,937	53,150

OVERALL TOTAL **7,942** **85,500**

The measurements are GIA.



BIRMINGHAM IS ONE OF UK'S MOST EFFICIENT BUSINESS HUBS, WITH MAJOR INVESTMENT OF £1.3 BILLION, A FURTHER 10 BILLION PLANNED OVER THE NEXT DECADE & THE COMMONWEALTH GAMES DUE IN 2022. THIS UNDERPINS THE DRAMATIC GROWTH OF THE UK'S SECOND CITY, WHICH IS FASTER THAN ANYWHERE ELSE IN THE UK

COMMONWEALTH GAMES DUE IN 2022

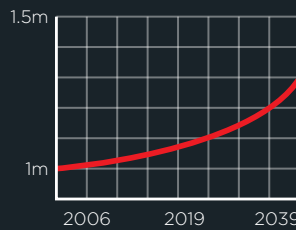
The games are being held in Birmingham, hosted at the nearby Alexander Stadium.

The Athlete's Village will be located in Perry Barr, opposite the One Stop Shopping complex and will house 6,500 competitors



INVESTMENT

More inward investment than any other UK region



POPULATION GROWTH

100,000 population growth from 2006-2016. 179,000 predicted population growth with to 1.3 million by 2039

52 M PASSENGERS



£600M



RAIL INVESTMENT

£600M redevelopment of New Street Station. Annual passenger capacity 52m

17,473 START-UPS



BUSINESS GROWTH

17,473 new business start-ups since 2016. Reinforced by the growth of the airport and HS2

50,000 EMPLOYEES



2,000 AUTOMOTIVE FIRMS



INDUSTRIAL WORKFORCE

One of the strongest automotive industries in the world with more than 2,000 specialist automotive firms with 50,000 employees



EDUCATED WORKFORCE

8 local Universities
52,000 graduates per year
36,000 - science, engineering and business

TERMS

Available on request

PLANNING

Consent has been secured for B1C and B8 uses.

For further details, please contact one of the vendor's sole agents:



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Designed by
HEKTA