

REDDITCH GATEWAY

TWO BRAND NEW
INDUSTRIAL / LOGISTICS FACILITIES
162,409 & 289,472 SQ FT

REDDITCH GATEWAY SOUTH,
COVENTRY HIGHWAY, B98 9FL
///BRICKS.REALLY.GREW

AVAILABLE NOW - TO LET / MAY SELL

REDDITCHGATEWAY.COM

FUTURE PROOFED

Redditch Gateway is an exciting logistics manufacturing development extending to approximately 78 acres, strategically located on the eastern fringes of Redditch, only 4.5 miles from Junction 3 of the M42.



ANTOLIN

LEAR CORPORATION

IFORCE

amazon

UNIT 2
162,409 SQ FT

UNIT 1
289,472 SQ FT

A4032

A435

TO M42





UP TO 10 MVA
POWER
AVAILABLE



POWER
UNIT 1 - 1.75MVA
UNIT 2 - 1.25 MVA



50M
SECURE
YARDS



DESIGNATED
EV
CHARGING



UP TO
15M CLEAR
HEIGHT



HIGH
QUALITY
OFFICE SPACE

WE'VE DELIVERED

SUSTAINABLE SOLUTIONS

Redditch Gateway has been constructed to the highest levels of sustainability and an industry leading specification designed to generate significant savings to occupiers.



EPC 'A' & BREEAM EXCELLENT RATINGS



PV ROOF PANELS

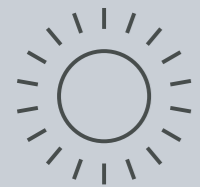


EFFICIENT THERMAL ENVELOPE DESIGN

EV CHARGING (100% FUTURE PROOFED)



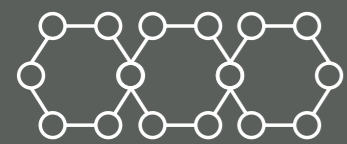
ENERGY EFFICIENT AIR SOURCE HEAT PUMPS



15% ROOFLIGHTS TO THE WAREHOUSE AREA



CONTROLLED LED LIGHTING



NET ZERO CARBON CONSTRUCTION



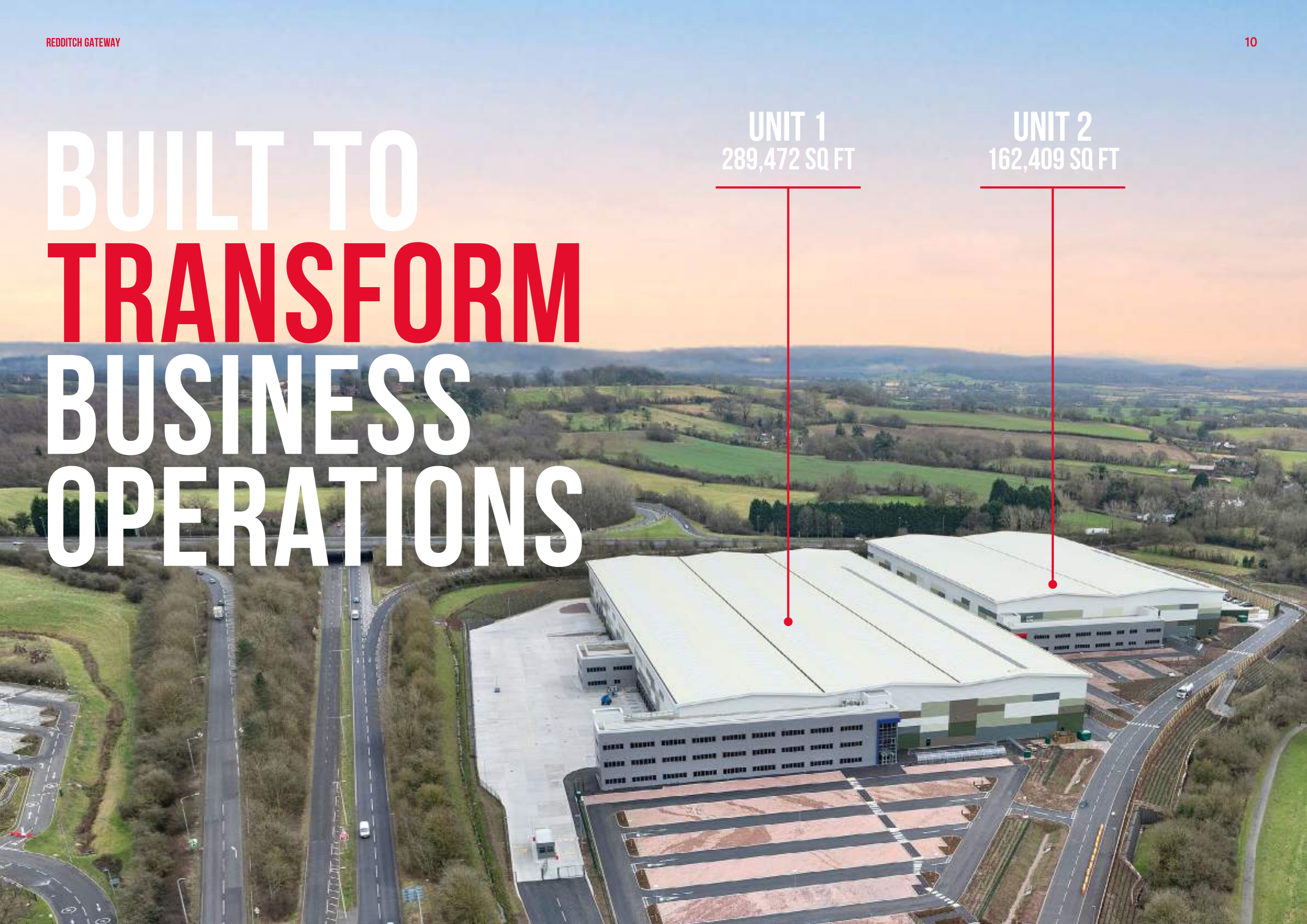
USE OF RECYCLED MATERIALS



BUILT TO TRANSFORM BUSINESS OPERATIONS

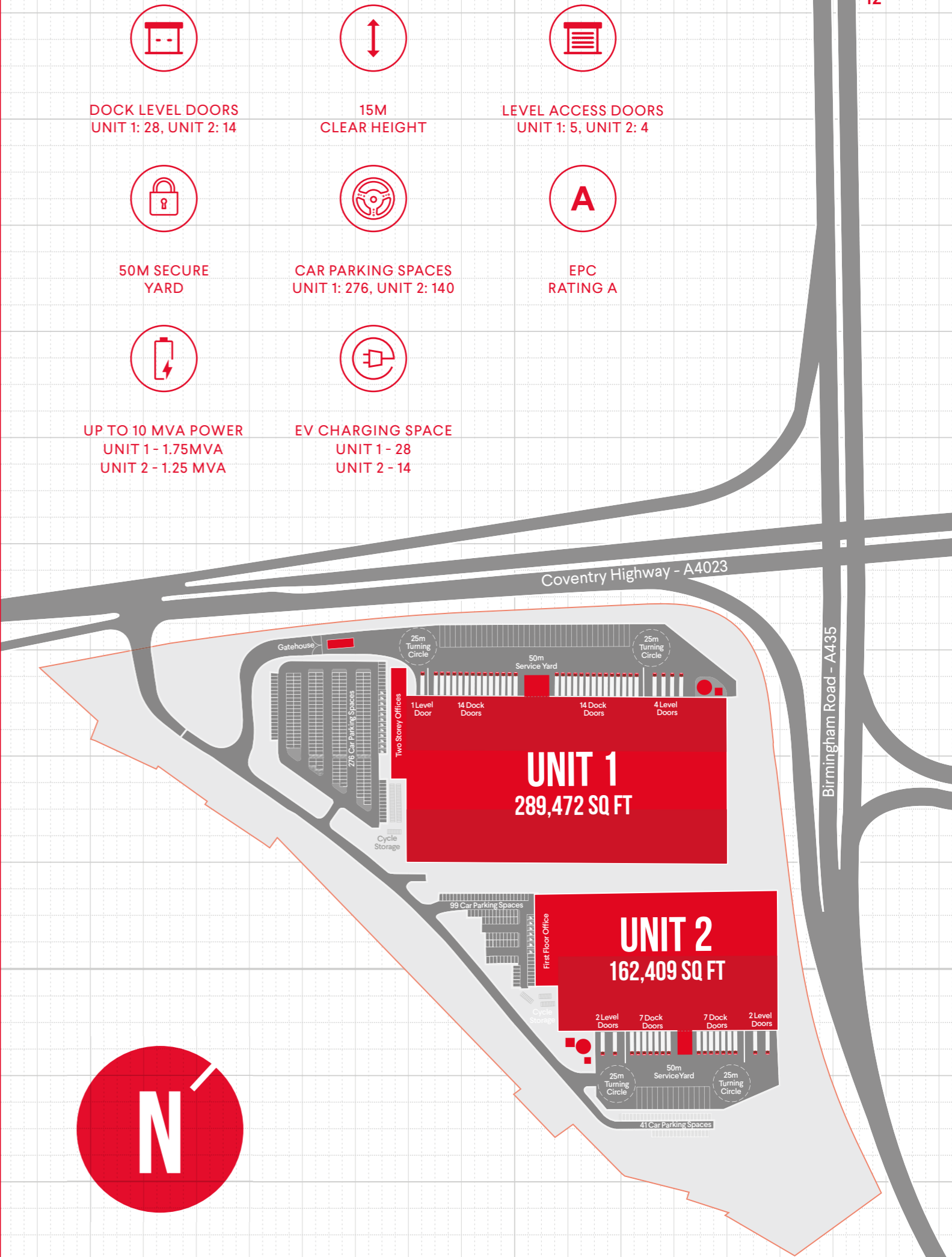
UNIT 1
289,472 SQ FT

UNIT 2
162,409 SQ FT



162,409 & 289,472 SQ FT INDUSTRIAL / LOGISTICS UNITS

UNIT 1	SQ FT	SQ M	UNIT 2	SQ FT	SQ M
GROUND FLOOR WAREHOUSE (INCL. RECEPTION):	267,027	24,808	GROUND FLOOR WAREHOUSE (INCL. RECEPTION):	151,164	14,044
FIRST FLOOR OFFICES	8,121	754	FIRST FLOOR OFFICES	7,709	716
SECOND FLOOR OFFICES	8,138	8,138	ANCILLARY AREAS/PLANT	488	45
ANCILLARY AREAS/PLANT	459	43	HUB OFFICES	3,048	283
HUB OFFICES	5,468	508	TOTAL (GIA)	162,409	15,088
GATEHOUSE	259	24			
TOTAL (GIA)	289,472	26,893			



DOCK LEVEL DOORS
UNIT 1: 28, UNIT 2: 14



15M CLEAR HEIGHT



LEVEL ACCESS DOORS
UNIT 1: 5, UNIT 2: 4



50M SECURE YARD



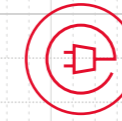
CAR PARKING SPACES
UNIT 1: 276, UNIT 2: 140



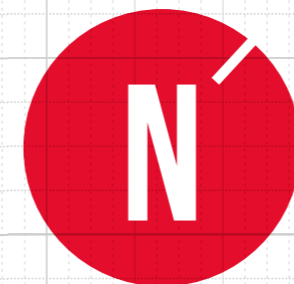
EPC RATING A



UP TO 10 MVA POWER
UNIT 1 - 1.75MVA
UNIT 2 - 1.25 MVA



EV CHARGING SPACE
UNIT 1 - 28
UNIT 2 - 14





UNIT 2



UNIT 1



UNIT 1



UNIT 2



UNIT 2



UNIT 2



UNIT 1

SKILLS & LABOUR



WORKING AGE POPULATION
WITHIN THE WEST MIDS
OF 1,842,600.



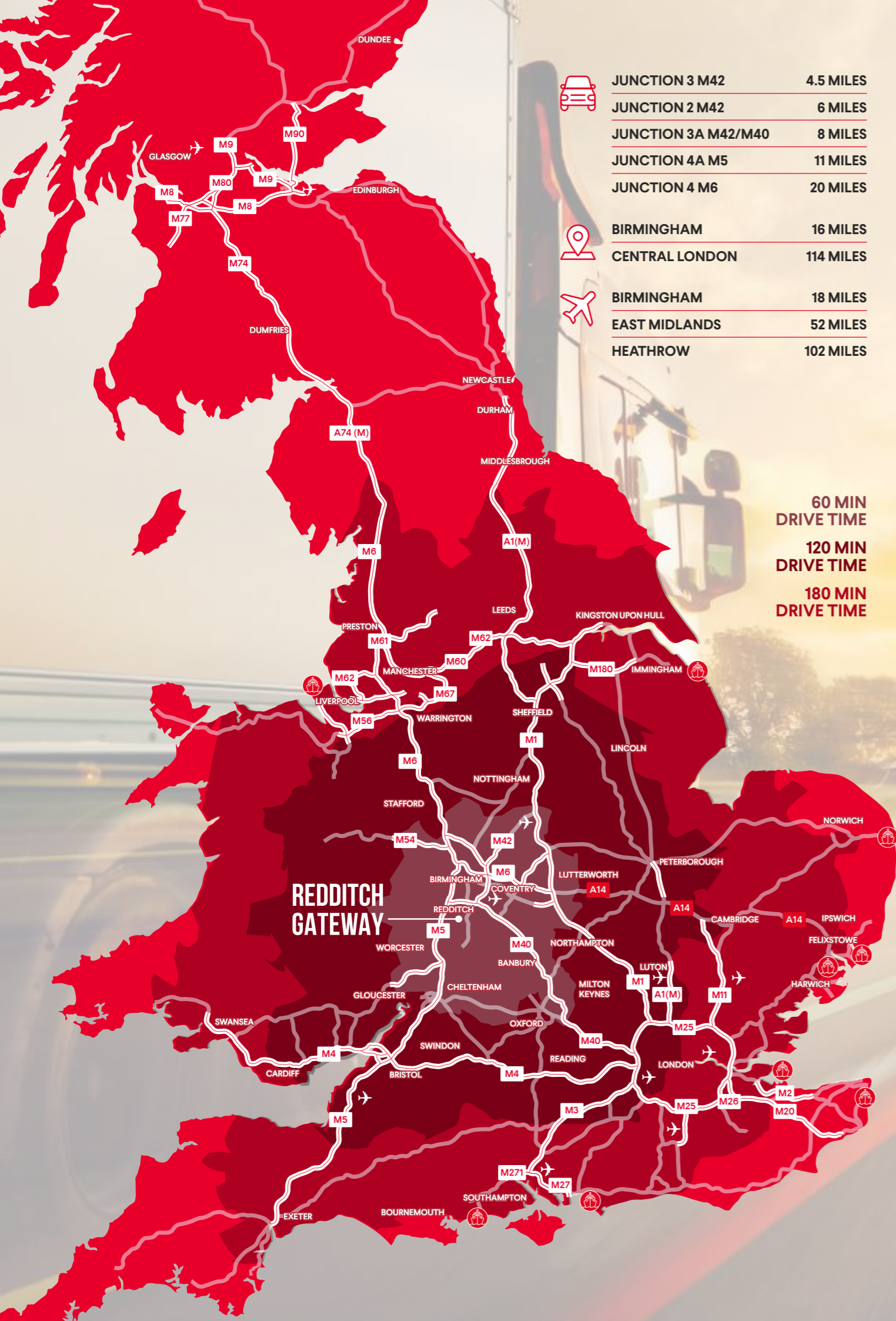
42% EMPLOYED IN
TRANSPORT, MANUFACTURING
& STORAGE.






SKILL LEVELS IN REDDITCH ARE ALSO
RISING AS A RESULT OF THE NORTH
WORCESTERSHIRE EMPLOYMENT AND
SKILLS BOARD (ESB).



HOURLY PAY APPROX. 18% LOWER THAN
THE WEST MIDLANDS AND UK AVERAGE.
REDDITCH £11.80, WEST MIDLANDS £13.24,
UK AVERAGE £14.35.

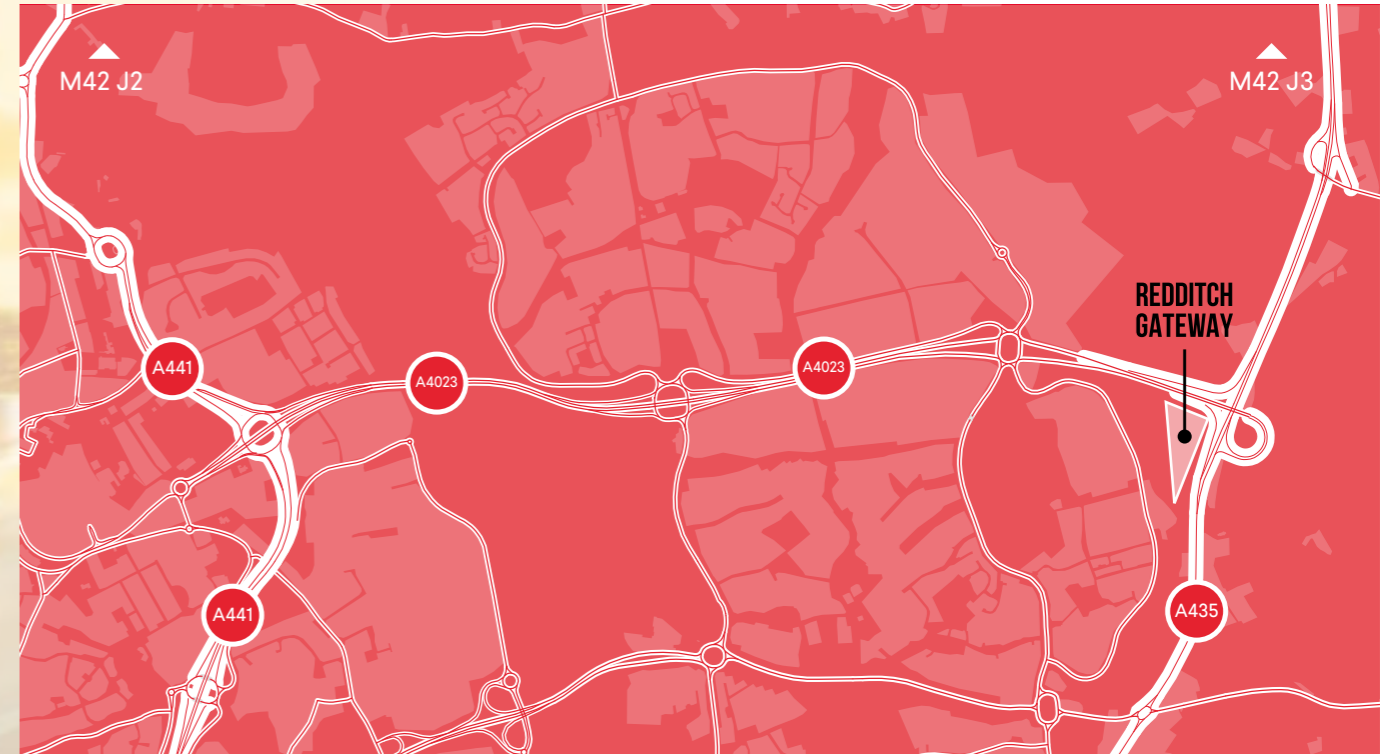
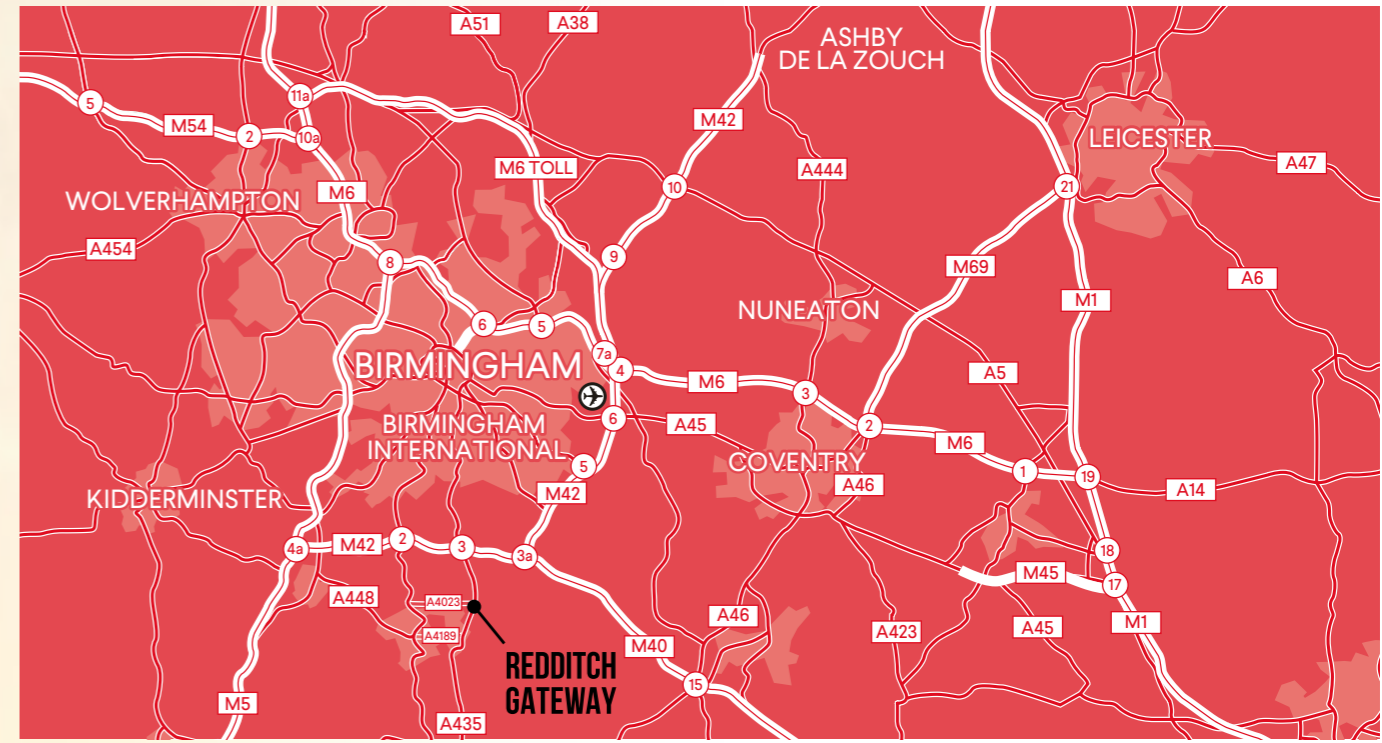


	JUNCTION 3 M42	4.5 MILES
	JUNCTION 2 M42	6 MILES
	JUNCTION 3A M42/M40	8 MILES
	JUNCTION 4A M5	11 MILES
	JUNCTION 4 M6	20 MILES
	BIRMINGHAM	16 MILES
	CENTRAL LONDON	114 MILES
	BIRMINGHAM	18 MILES
	EAST MIDLANDS	52 MILES
	HEATHROW	102 MILES

60 MIN
DRIVE TIME

120 MIN
DRIVE TIME

180 MIN
DRIVE TIME



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LOCATION

Redditch's location and accessibility are second to none. It is located within close proximity to three major motorways with Junction 3 of the M42 4.5 miles away, giving access to the M40 at Junction 3A of the M42 (Umberslade Interchange) and the M5 at Junction 4A (Catshill Interchange).

Redditch's internal road system is the result of major investment in the 1960s and 1970s, resulting in the smooth movement of goods and vehicles.

REDDITCH GATEWAY

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Capital**