

REDDITCH GATEWAY

Built for tomorrow,
ready today.

**TWO BRAND NEW
INDUSTRIAL / LOGISTICS FACILITIES**
UNIT 1 – 289,472 SQ FT
UNIT 2 – 162,409 SQ FT

REDDITCHGATEWAY.COM

B98 0QX

///BRICKS.REALLY.GREW

Built to *transform* business operations

INTRODUCTION

Redditch Gateway is an exciting logistics and manufacturing development, providing up to 451,621 sq ft across **two** best-in-class units of 162,409 sq ft and 289,472 sq ft.

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FEATURES OF **BOTH** UNITS INCLUDE:



Large, secure yards

50m secure service yard areas



Power

Up to 10 MVA power available



Floor loading

Capacity 50kn/m2



EV chargers

Designated EV charging



High eaves

15m clear height



Office accommodation

Quality, comfortable office spaces

“A very warm welcome to Redditch Gateway from Blackbrook Capital & our agent partners.”

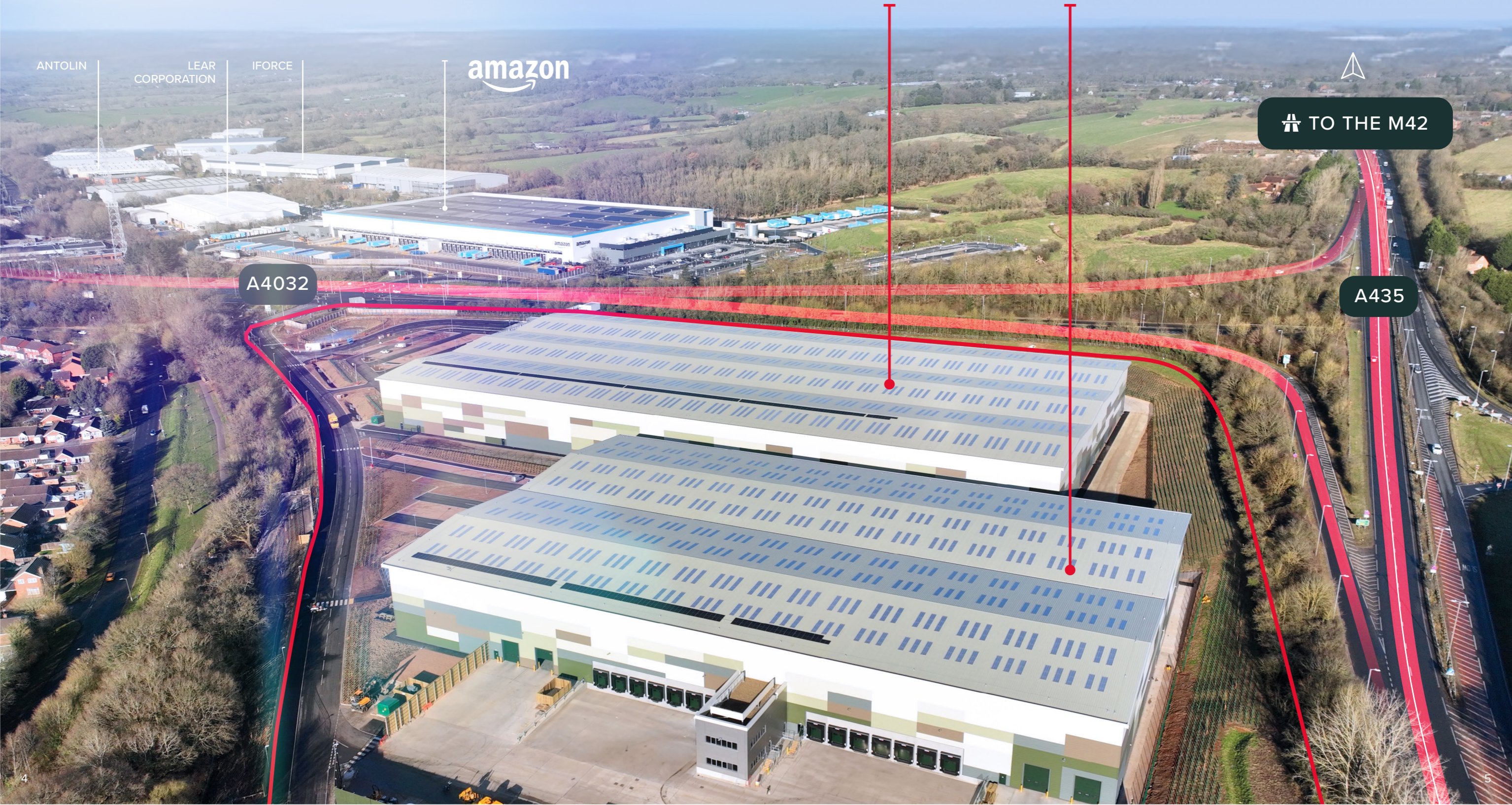
Positioned in a gateway for growth

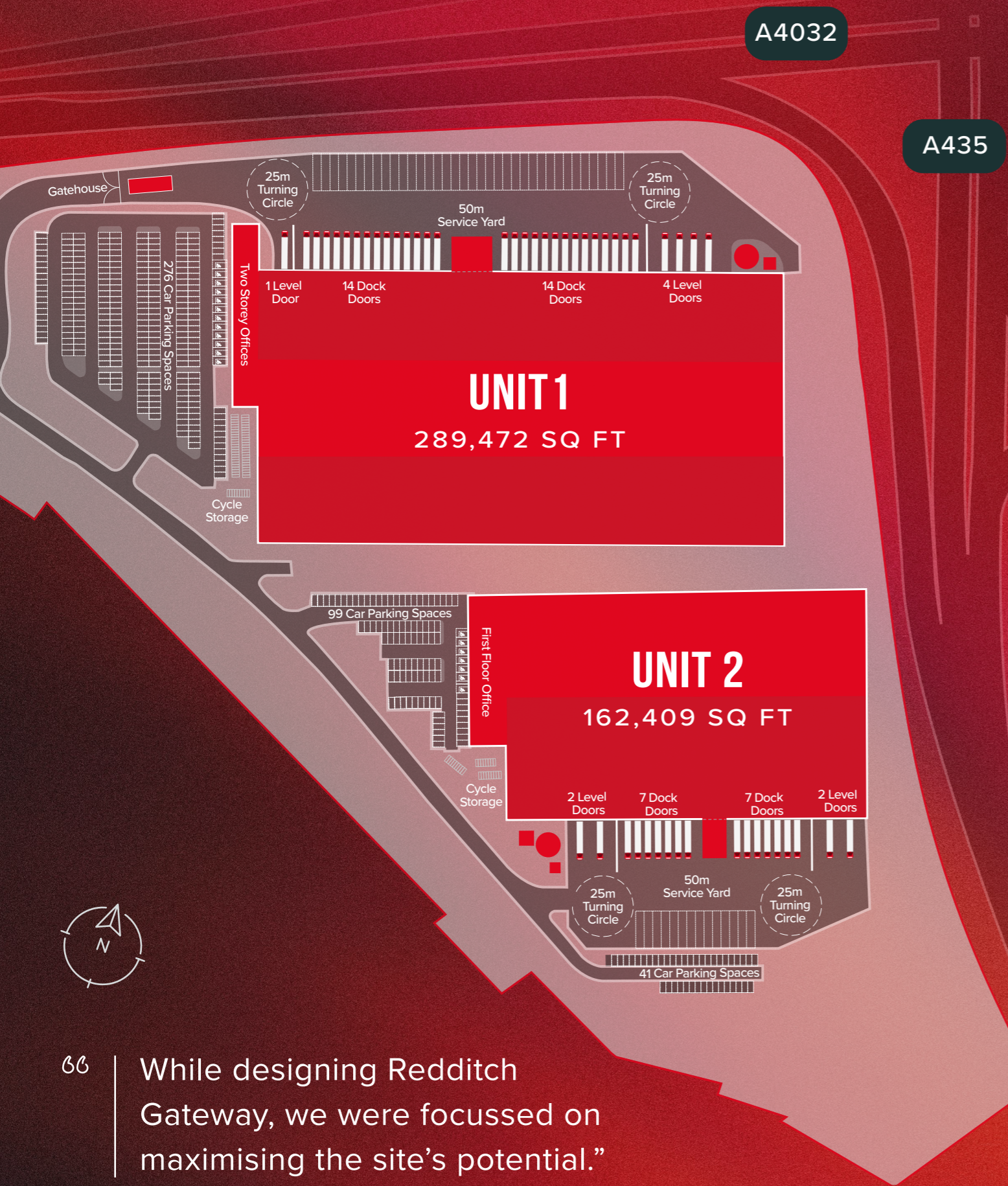
REDDITCH GATEWAY

UNIT 1	UNIT 2
289,472 SQ FT	162,409 SQ FT

Location is everything


The estate is strategically located only 4.5 miles from Junction 3 of the M42. Local occupiers include; Amazon, iForce, and Antolin.






66 While designing Redditch Gateway, we were focussed on maximising the site’s potential.”

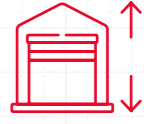
Future-proofed specification



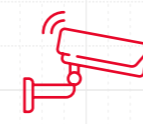
Dock level doors
unit 1 - 28
unit 2 - 14




Level access doors
unit 1 - 5
unit 2 - 4




High eaves
15m clear height



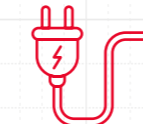
Large, secure yards
50m secure service yard areas



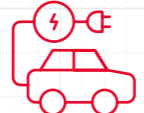
Car parking spaces
unit 1 - 276
unit 2 - 140




Certification
EPC A, BREEAM Excellent



Up to 10 mVa power
Unit 1 - 1.75 mVa
Unit 2 - 1.25 mVa



EV charging spaces
unit 1 - 28
unit 2 - 14



Floor loading
Capacity 50kn/m2

UNIT 1			UNIT 2		
	SQ FT	SQ M		SQ FT	SQ M
Warehouse (incl. Reception)	267,027	24,808	Warehouse (incl. Reception)	151,164	14,044
First floor offices	8,121	754	First floor offices	7,709	716
Second floor offices	8,138	756	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			

A highly sustainable development

Redditch Gateway has been constructed to the highest levels of sustainability. An industry leading environmental specification designed to lower the site's impact while also generating significant energy savings for occupiers.



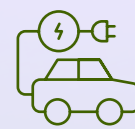
Certification
EPC A, BREEAM
Excellent



Solar
PV rooftop
solar panel



Insulation
Efficient thermal
envelope design



EV chargers
Designated
EV charging



Bicycle parking
Ample cycle
parking



Wellbeing
Employee
gym area



Rooflights
15% warehouse
coverage



Efficient heating
With air source
heat pumps



Landscaping
Extensive planting
around the site



Net Zero
Zero carbon
construction



Recycled build
Wide use of
recycled material



LED Lighting
Efficient, smart
controlled lighting

“ We achieved a net zero carbon construction by carefully designing every aspect of the development to be as sustainable as possible



A skilled and robust local workforce pool



Working population

The West Midlands region has a working-age population of 1,842,600, representing a substantial portion of the area’s total demographic.

Employment sectors

42% of individuals employed in the vicinity of the site work in sectors closely related to transport, manufacture, and storage industries.



Rising skills

Skill levels in redditch are rising as a result of the North Worcestershire Employment and Skills Board (ESB).

Lower pay rates

Hourly pay 18% Lower than West Midlands and the UK average. Redditch £11.80, West Midlands £13.24, UK average £14.35.

“Analysis of the labour pool of the local area reveals a highly motivated and skilled workforce.”



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	18 Miles
East Midlands	52 Miles
Heathrow	102 Miles



Birmingham	16 Miles
Central London	114 Miles

LOCATION

A very well connected location



Redditch Gateway South, Coventry Highway, B98 0QX ///Bricks.Really.Grew

Redditch Gateway’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, resulting in the smooth movement of goods and vehicles.

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