

**UNIT 2 LET**

# REDDITCH GATEWAY

Built for tomorrow,  
ready today.

**A BRAND NEW  
INDUSTRIAL / LOGISTICS FACILITY  
UNIT 1 IMMEDIATELY AVAILABLE  
289,472 SQ FT**

REDDITCH-GATEWAY.COM

B98 0QX

///BRICKS.REALLY.GREW



# Built to *transform* business operations

“Redditch Gateway offers the scale, connectivity and quality we need to support our continued growth. We’re excited to be part of this development and look forward to scaling our operations as we expand our logistics capabilities under Primeline.”

*Avon*  
Avon Freight Group





# Positioned in a gateway for growth

REDDITCH GATEWAY

UNIT 1  
289,472 SQ FT

UNIT 2  
NOW LET

Avon  
Avon Freight Group

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.

ANTOLIN  
Intelligent. Integrated. Inside.

LEAR

iFORCE

amazon

TO THE M42

## LOCAL OCCUPIERS

McDonald's

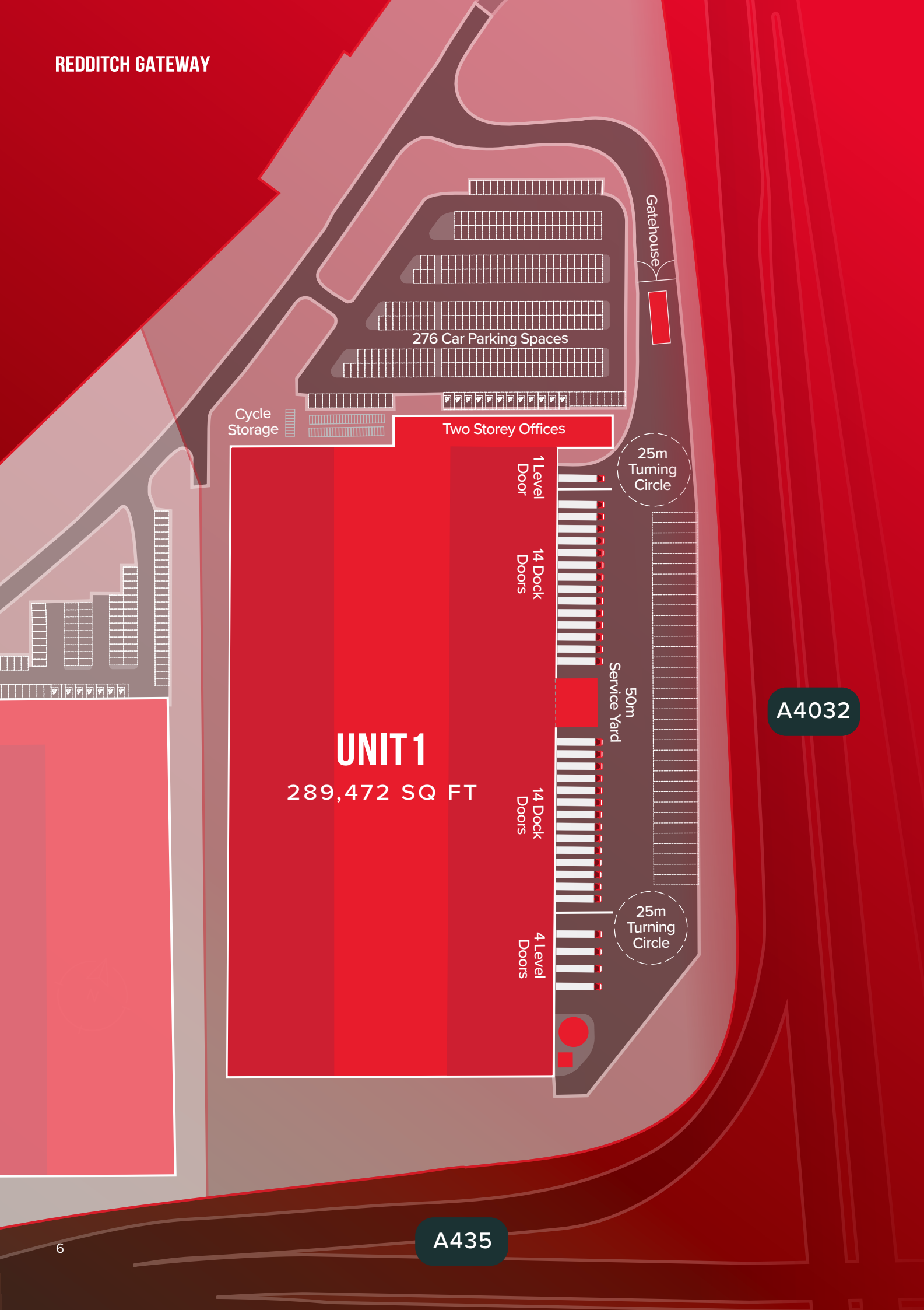
Holiday Inn Express

Premier Inn

SUBWAY

Sainsbury's





# Future-proofed specification



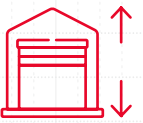
**Efficient loading doors**

28 dock level doors



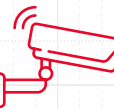
**Flexible operations**

5 level access doors



**High eaves**

15m clear height



**Large, secure yard**

50m secure service yard



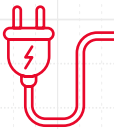
**Car parking**

276 car parking spaces



**Certification**

EPC A, BREEAM Excellent



**Power**

1.75 MVA maximum power capacity



**Floor loading**

Capacity 50kn/m2

## UNIT 1

|                             | SQ FT          | SQ M          |
|-----------------------------|----------------|---------------|
| Warehouse (incl. Reception) | 267,027        | 24,808        |
| First floor offices         | 8,121          | 754           |
| Second floor offices        | 8,138          | 756           |
| Ancillary areas/plant       | 459            | 43            |
| Hub offices                 | 5,468          | 508           |
| Gatehouse                   | 259            | 24            |
| <b>TOTAL (GIA)</b>          | <b>289,472</b> | <b>26,893</b> |



While designing Redditch Gateway, we were focussed on maximising the site's potential."



# 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.



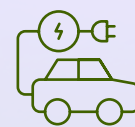
**Certification**  
EPC A, BREEAM  
Excellent



**Solar**  
PV rooftop  
solar panel



**Insulation**  
Efficient thermal  
envelope design



**EV chargers**  
28 EV charging  
spaces available



**Bicycle parking**  
Ample cycle  
parking



**Wellbeing**  
External  
gym area



**Rooflights**  
15% warehouse  
coverage



**Efficient heating**  
With air source  
heat pumps



**Landscaping**  
Extensive planting  
around the site



**Net Zero**  
Zero carbon  
construction



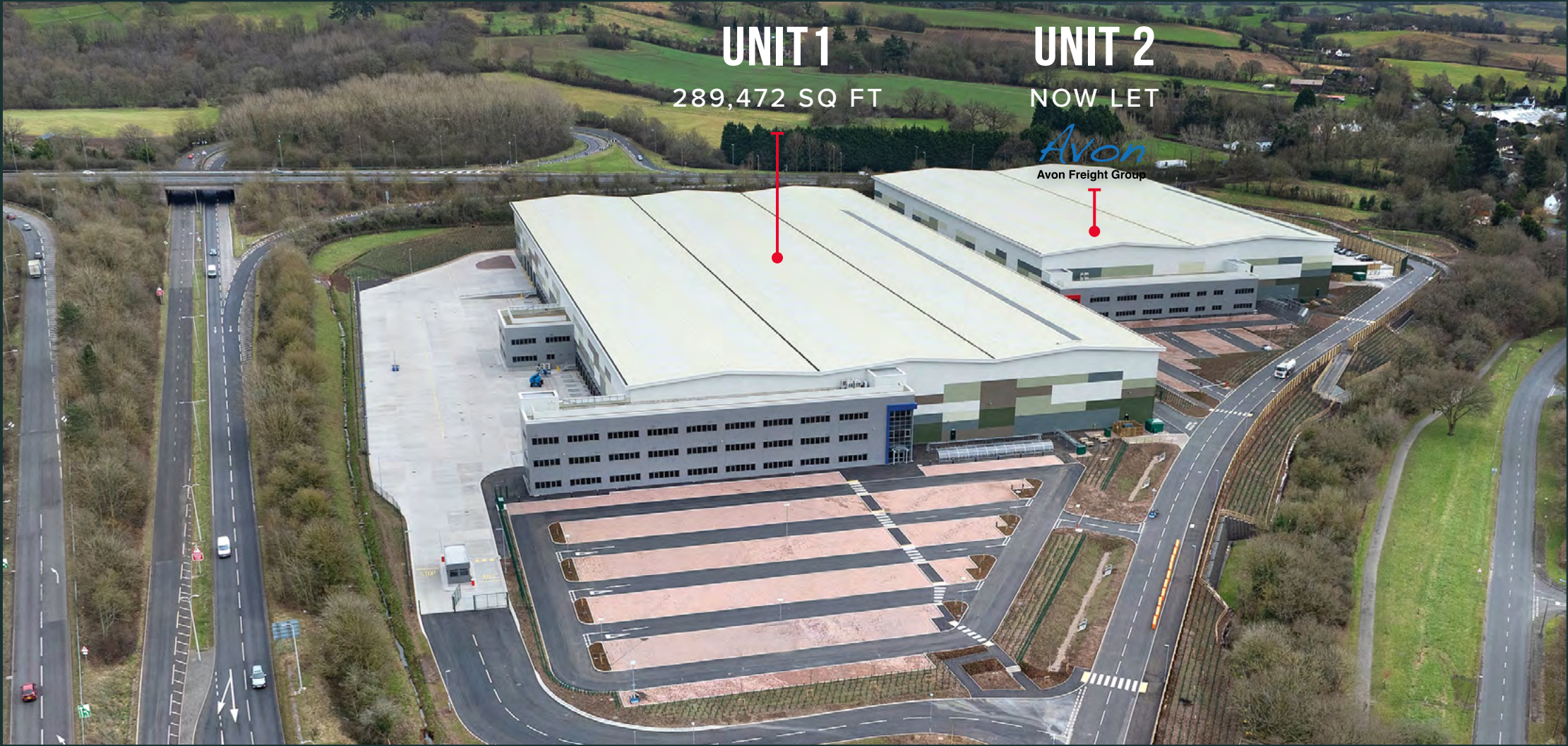
**Recycled build**  
Wide use of  
recycled material



**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

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



**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.



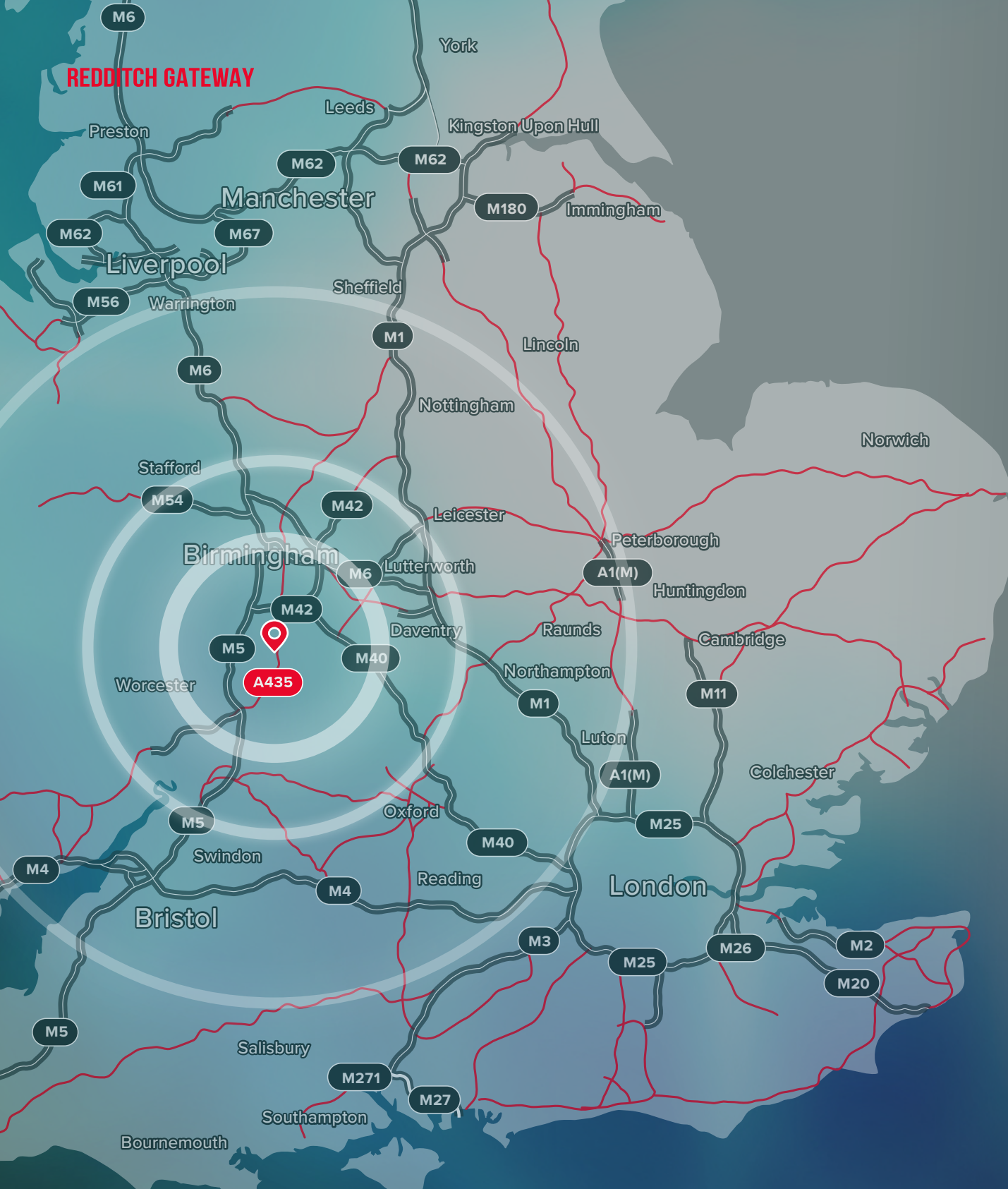
**Rising skills**

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

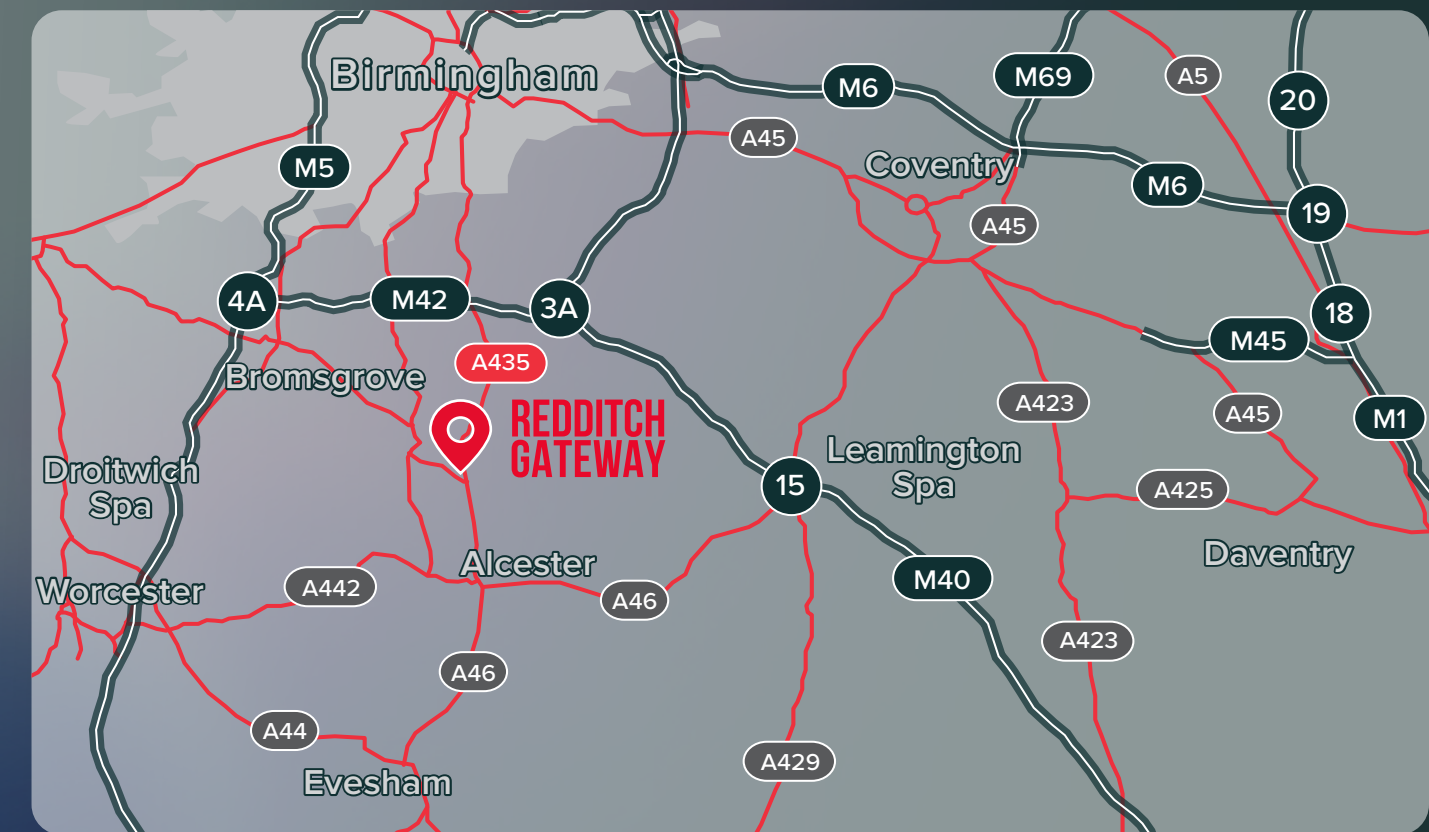
**Lower pay rates**

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





A very well  
connected location



|                     |           |
|---------------------|-----------|
| 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 |

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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FOR FURTHER INFORMATION:

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