

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

LET

ANTOLIN

LEAR

iFORCE

amazon

LOCAL
AMENITIES



Premier Inn



SUBWAY®

Sainsbury's

A4032

A435

amazon

Avon
Avon Freight Group

TO THE M42

REDDITCH
GATEWAY

UNIT 1

289,472 SQ FT

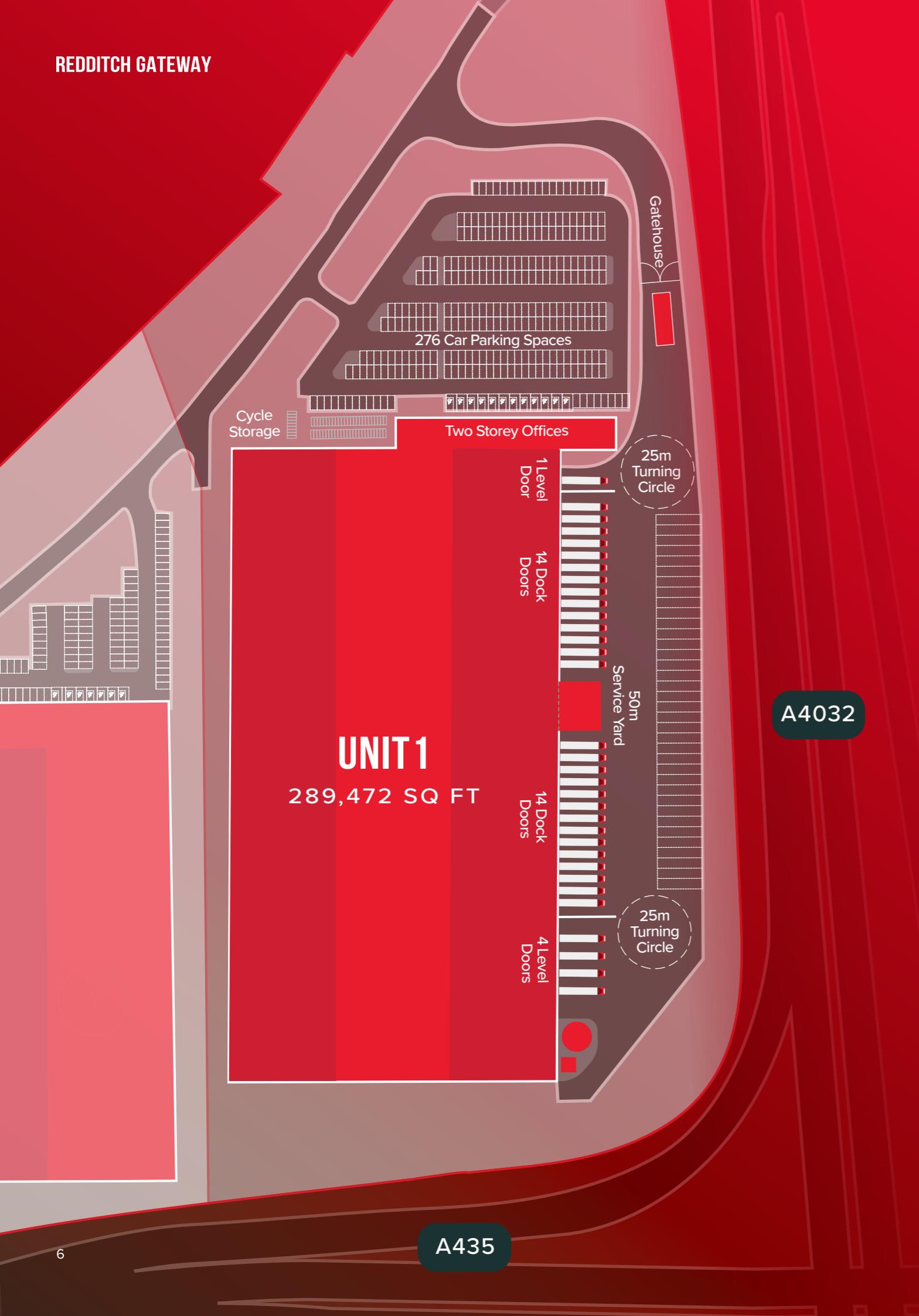
UNIT 2

LET

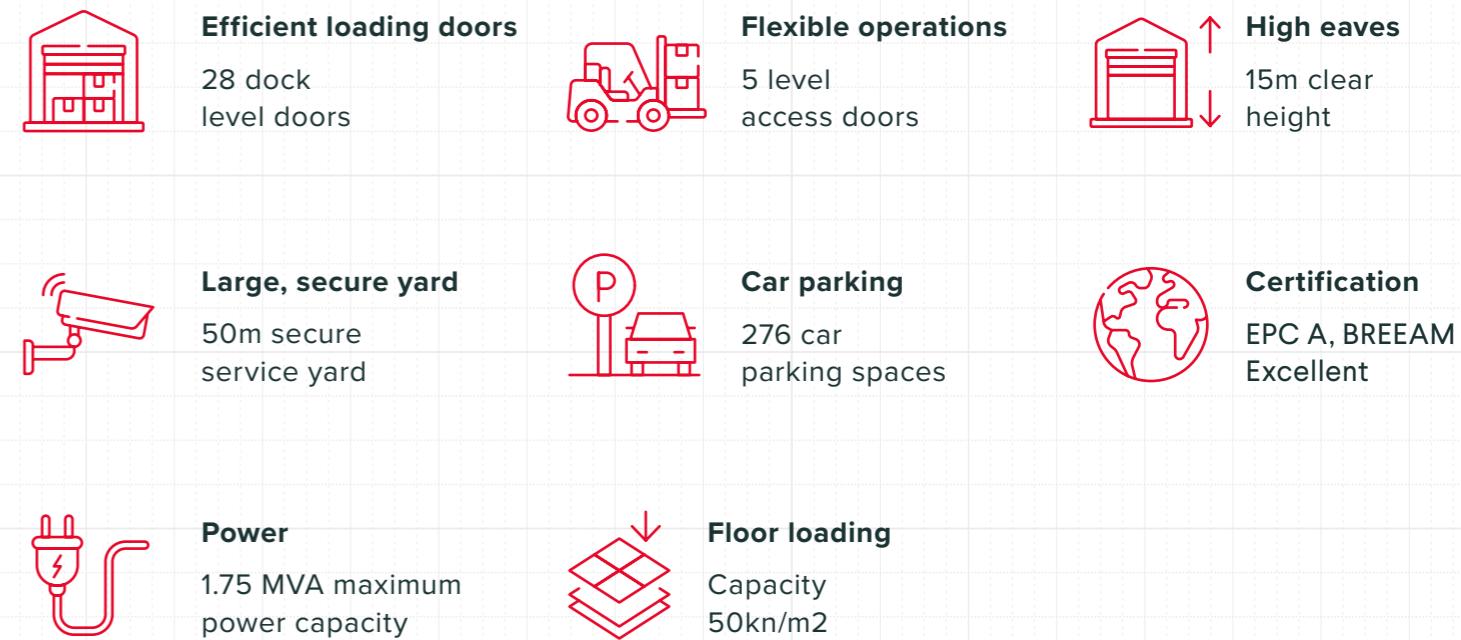
Location is everything

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





Future-proofed specification



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
TOTAL (GIA)	289,472	26,893

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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 panels



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

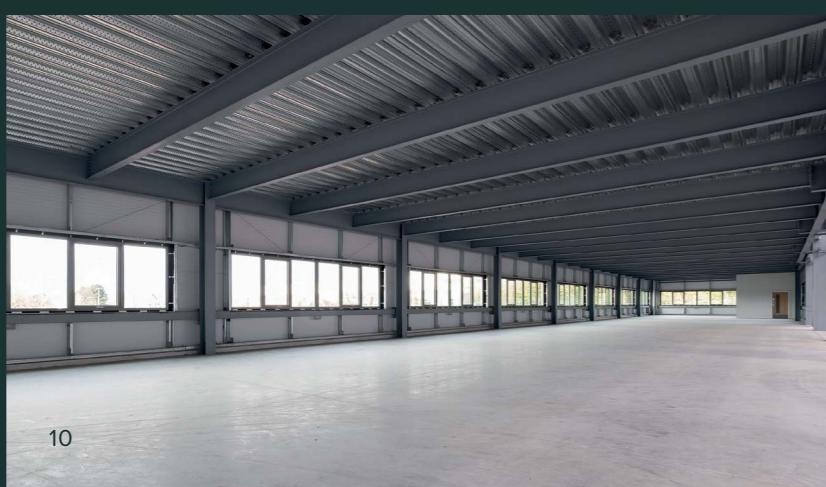
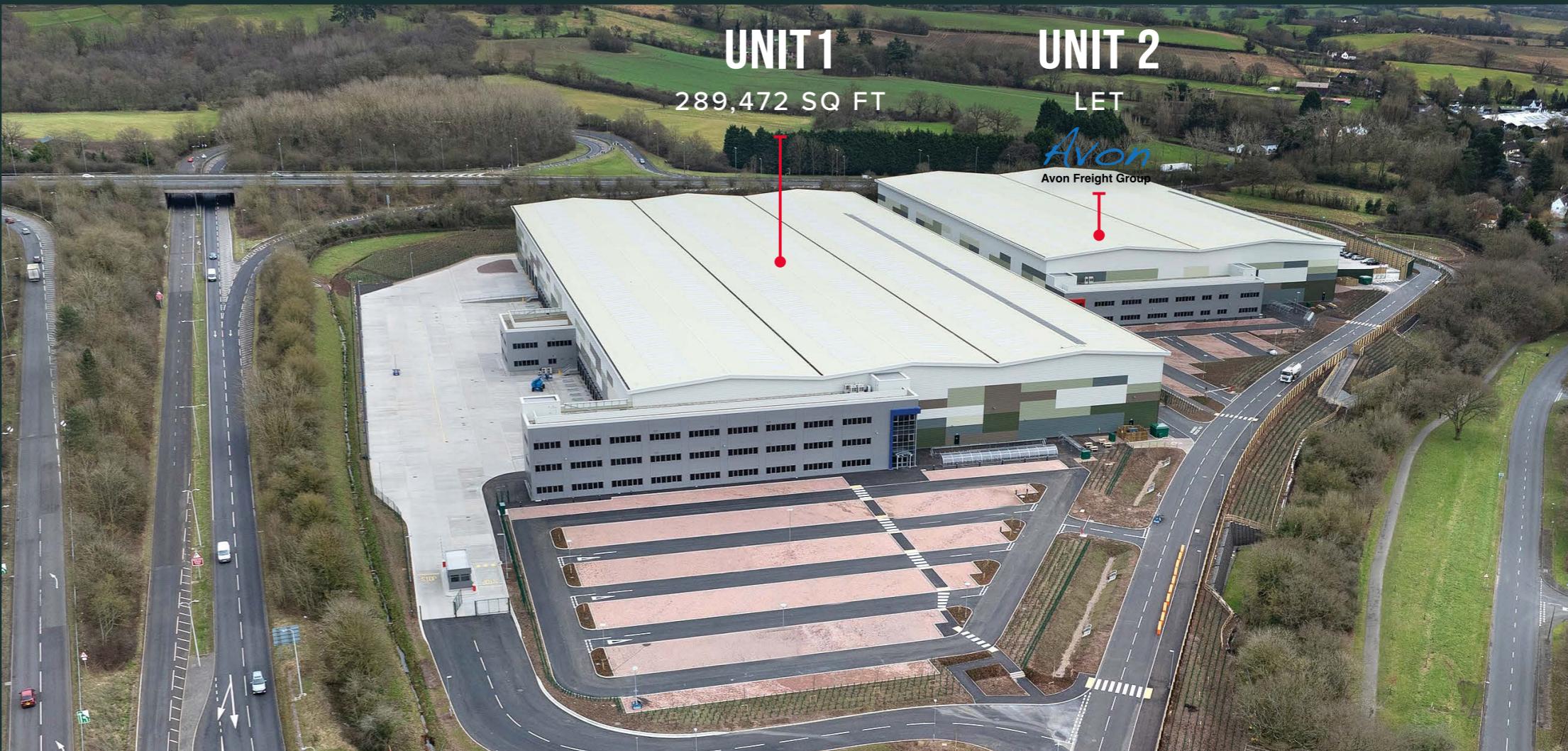


LED Lighting
Efficient, smart controlled lighting



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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

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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.

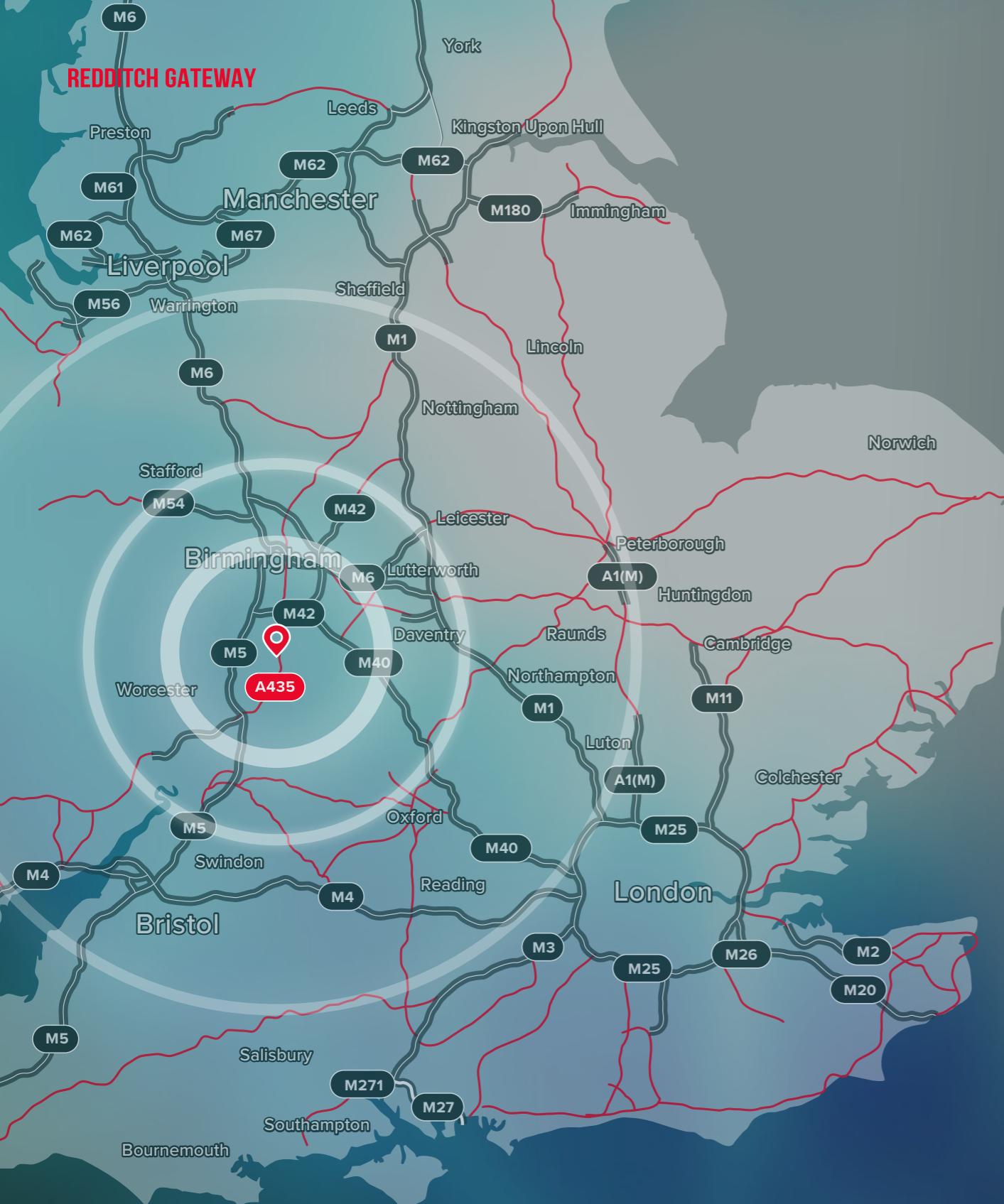


Rising skills

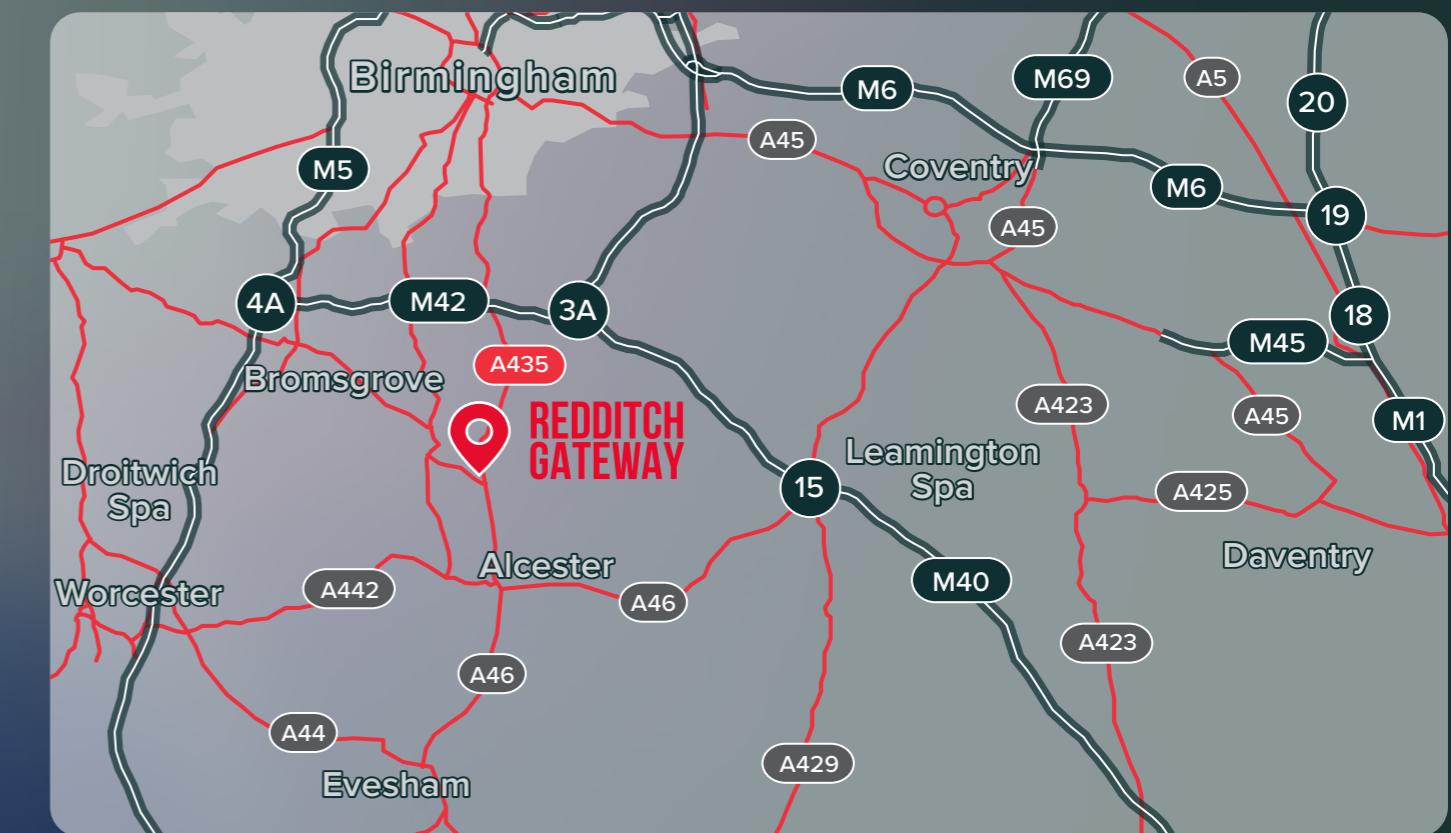
Skill levels in Redditch are rising as a result of the North Worcestershire Employment and Skills Board (ESB).

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



Redditch Gateway South, Coventry Highway, B98 0QX

///Bricks.Really.Grew



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'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:



TOM FAIRLIE
tom.fairlie@dtre.com
+44 (0) 7747 441 858

CHARLIE SPICER
charles.spicer@nmrk.com
+44 (0) 7949 864 103

RICHARD HARMAN
richard.harman@dtre.com
+44 (0) 7776 200 143

SEB MOSELEY
sebastian.moseley@nmrk.com
+44 (0) 7825 868 943

JAMIE DURRANT
jamie.durrant@dtre.com
+44 (0) 7341 661 962

ELLIE CRATHERN
ellie.crathern@nmrk.com
+44 (0) 7385 393 991

redditch-gateway.com

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