

**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

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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

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.

ANTOLIN  
Intelligent. Integrated. Inside.

LEAR

iFORCE

amazon

Avon  
Avon Freight Group

TO THE M42

## LOCAL AMENITIES

McDonald's

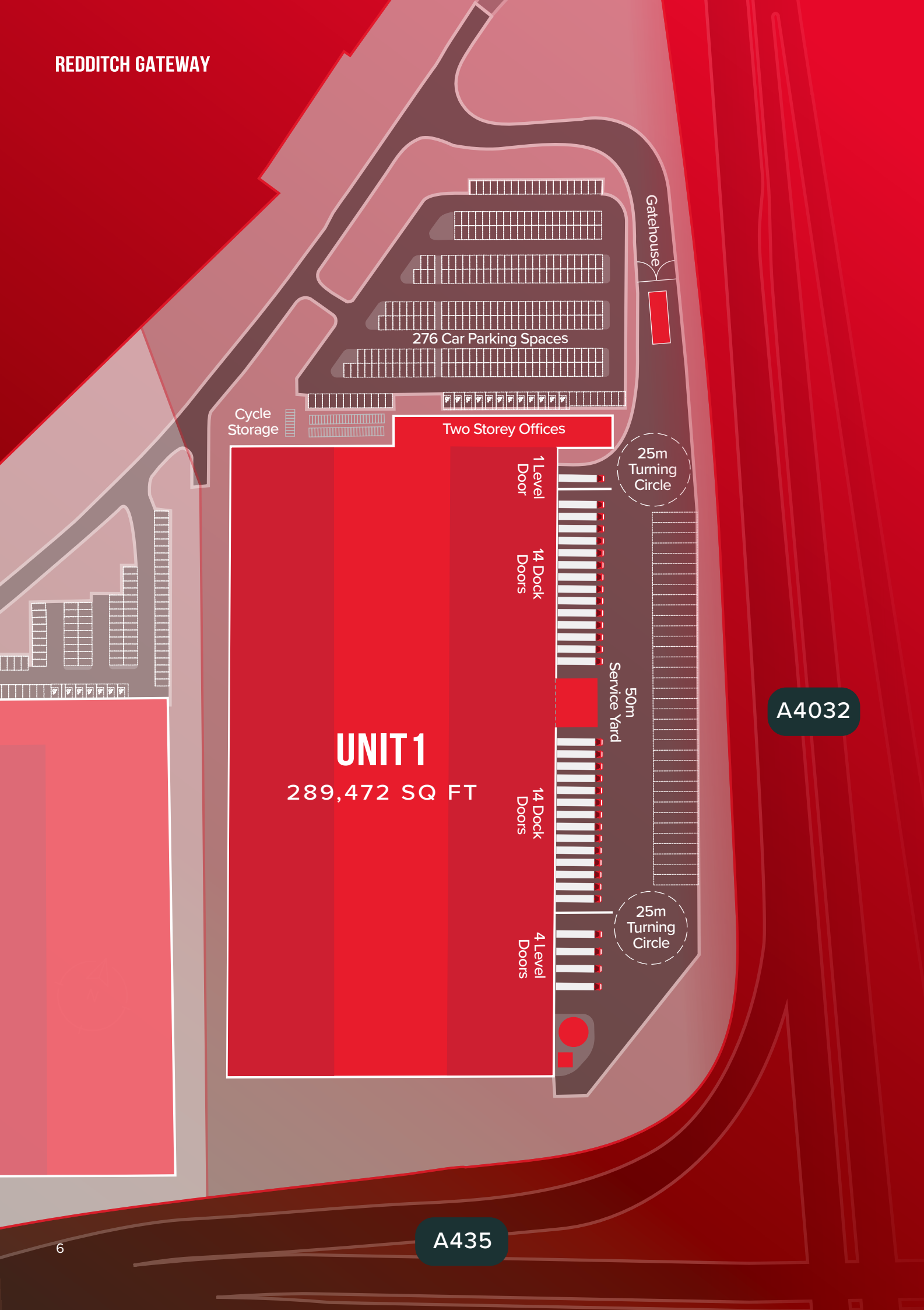
Holiday Inn Express

Premier Inn

SUBWAY

Sainsbury's





# Future-proofed specification



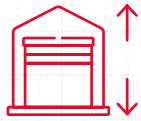
## Efficient loading doors

28 dock level doors



## Flexible operations

5 level access doors



## High eaves

15m clear height



## Large, secure yard

50m secure service yard



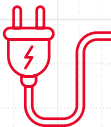
## Car parking

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.



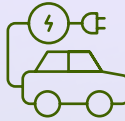
**Certification**  
EPC A, BREEAM  
Excellent



**Solar**  
PV rooftop  
solar 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



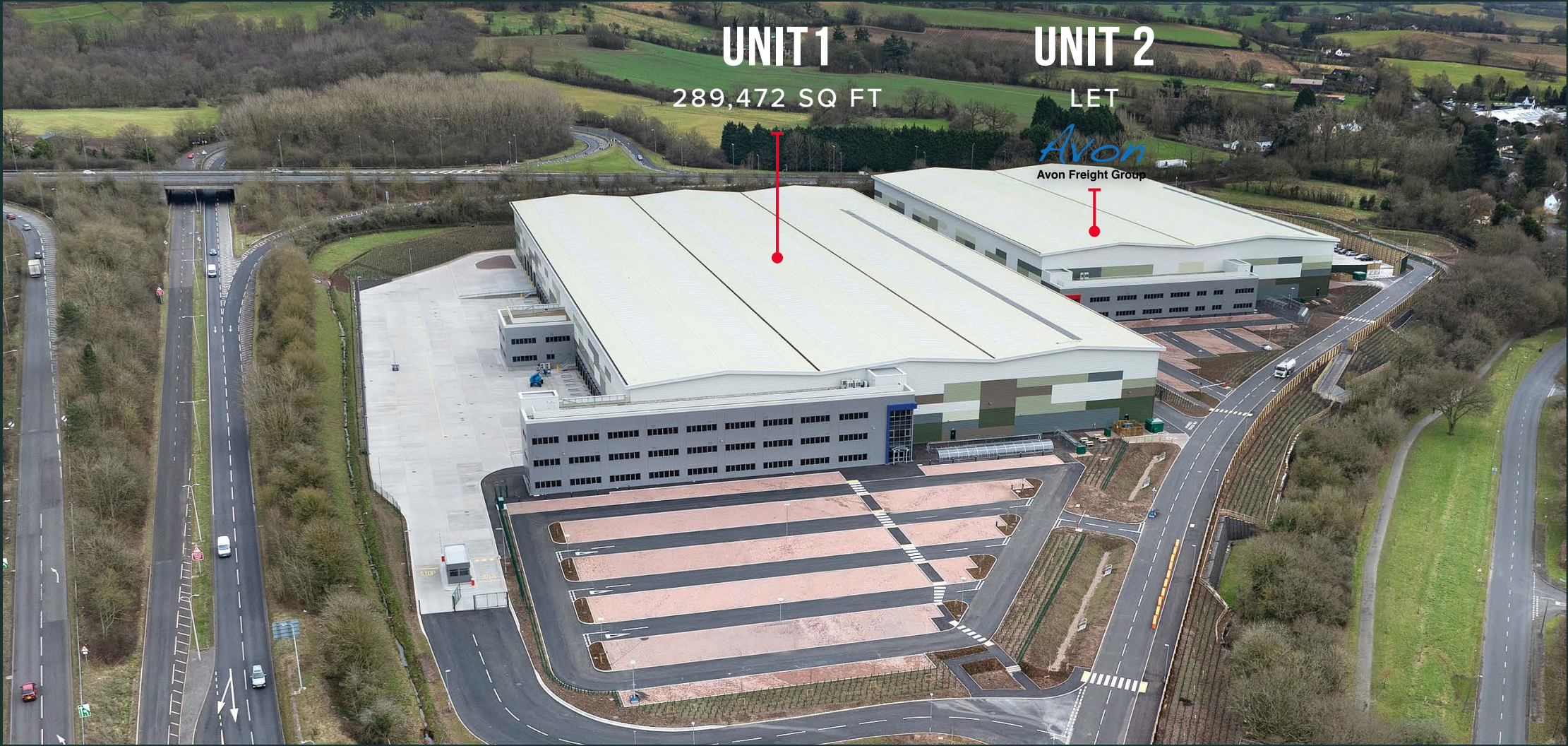
**Recycled build**  
Wide use of  
recycled material



**LED Lighting**  
Efficient, smart  
controlled lighting

“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



“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.



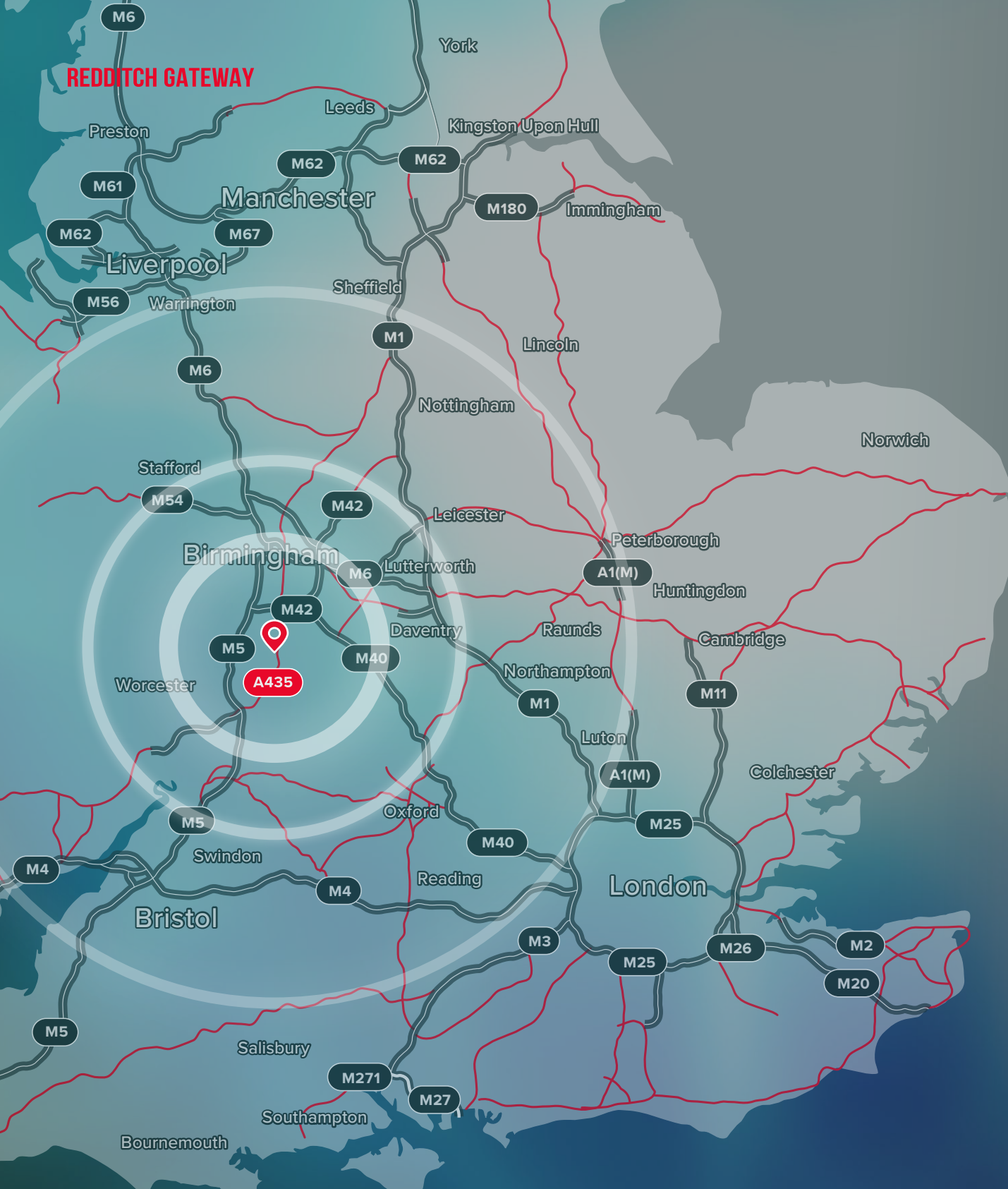
**Rising skills**

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

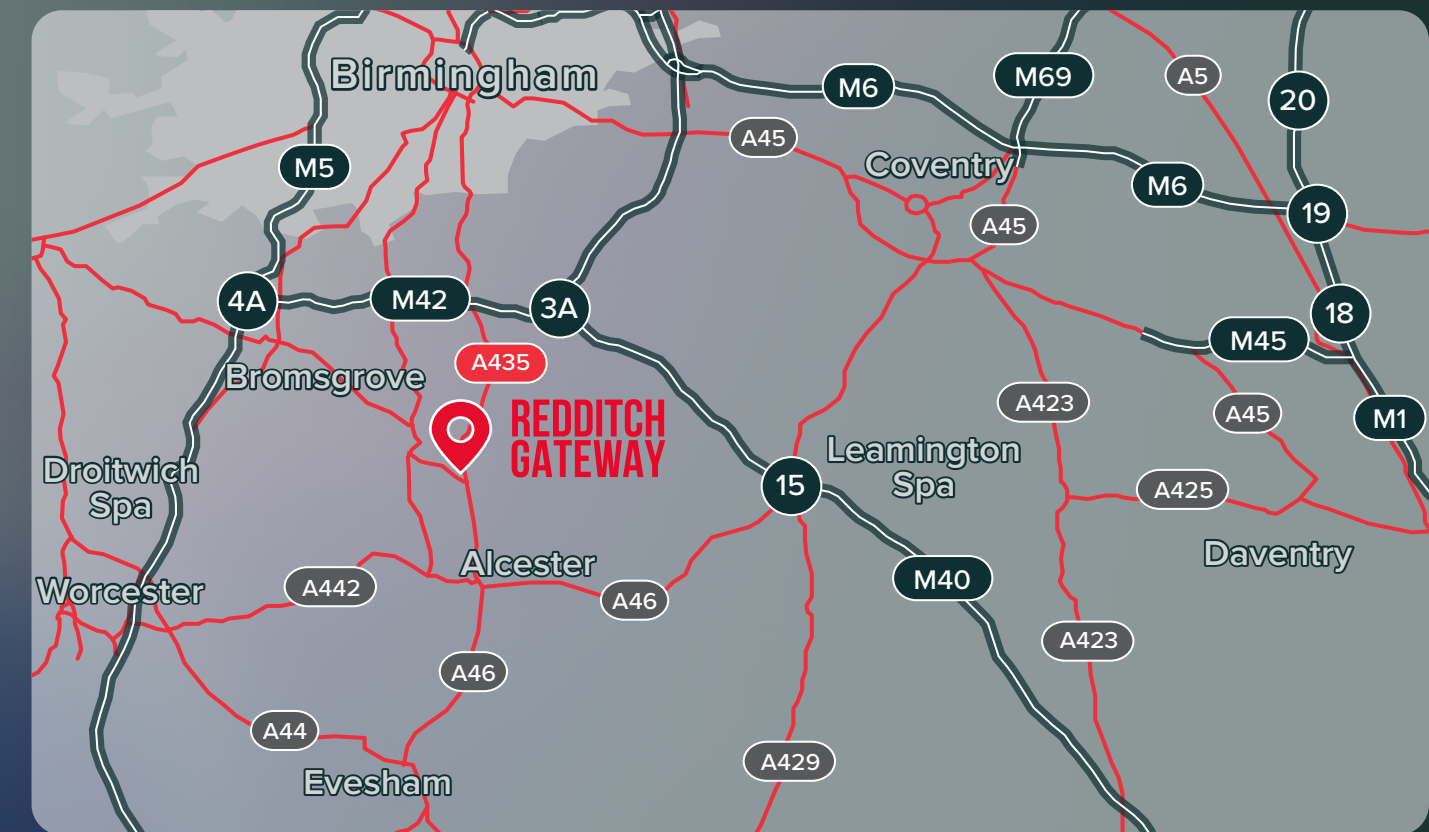
**Lower pay rates**

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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ready today.

FOR FURTHER INFORMATION:

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