

**REDDITCH
GATEWAY**

A BRAND NEW INDUSTRIAL / LOGISTICS FACILITY

UNIT 1

IMMEDIATELY AVAILABLE

289,472 SQ FT

REDDITCH-GATEWAY.COM

B98 0QX /// BRICKS.REALLY.GREW

M42

BUILT TO TRANSFORM BUSINESS OPERATIONS

Unit 1 Redditch Gateway forms part of a landmark 78-acre logistics and manufacturing hub, strategically located on the eastern fringes of Redditch and within 4.5 miles of Junction 3 of the M42.

A GATEWAY FOR GROWTH

REDDITCH GATEWAY



Local Amenities

ANTOLIN
Intelligent. Integrated. Inside.

iFORCE

LEAR

amazon

UNIT 1 - 289,472 SQ FT

A4023

A435

Avon
Avon Freight Group

63

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

FUTURE-PROOFED SPECIFICATION



EPC A, BREEAM Excellent



28 dock level doors



15m clear height



Capacity 50kn/m2



50m secure service yard



5 level access doors



1.75 MVA maximum power capacity



276 car parking spaces

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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A HIGHLY SUSTAINABLE INDUSTRIAL / LOGISTICS FACILITY

Redditch Gateway has been constructed to the highest levels of sustainability. An industry leading environmental specification designed to lower the site's impact.



EPC A, BREEAM
Excellent



PV rooftop
solar panels



Efficient thermal
envelope design



28 EV charging
spaces available



Zero carbon
construction



Ample
cycle parking



External
gym area



15% warehouse
rooflights



Heating with air
source heat pumps



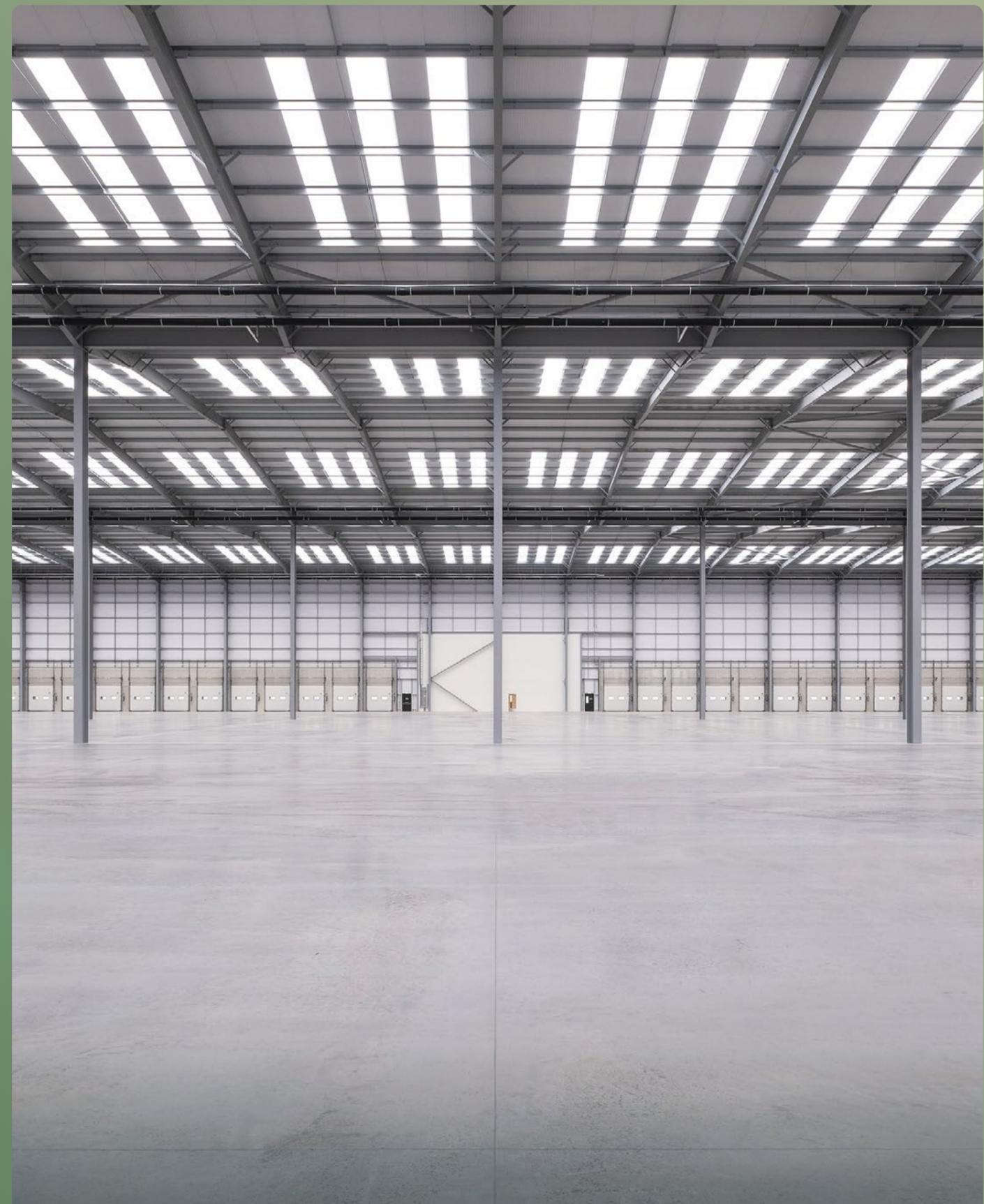
Extensive planting
around the site



Wide use of
recycled material



Efficient LED
controlled lighting



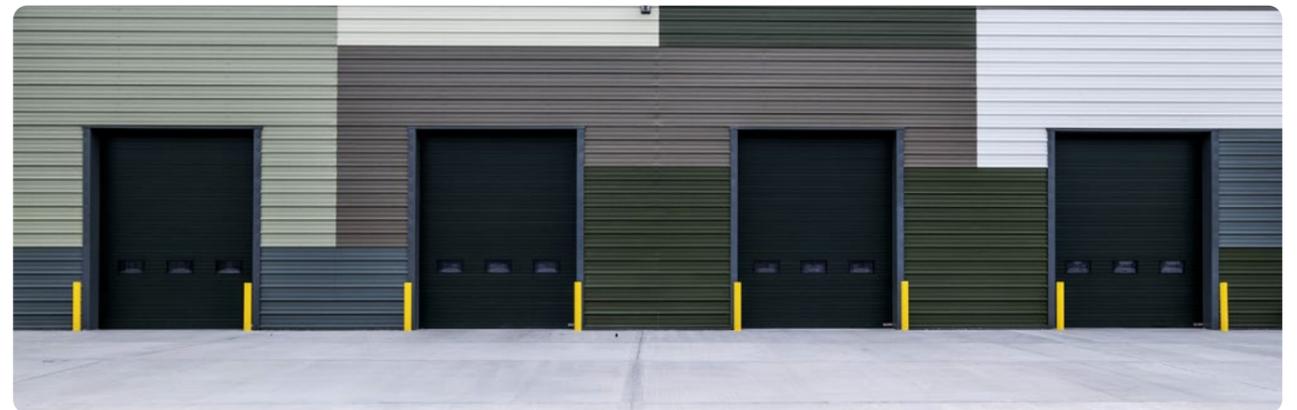
“

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

REDDITCH GATEWAY



UNIT 1 - 289,472 SQ FT



A SKILLED AND LOCAL LABOUR POOL



1,926,500

Working-age population of 1,926,500, in the West Midlands region.



42%

42% of individuals employed locally work in transport, manufacture, and storage industries.



£15.40

Lower hourly pay rate.
Redditch £15.40,
West Midlands £16.07,
UK average £19.67.



1,400

1,400 residents in Redditch are actively seeking employment.

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

LOCATED IN A WELL CONNECTED LOCATION

Redditch Gateway – Unit 1’s location and accessibility are second to none.

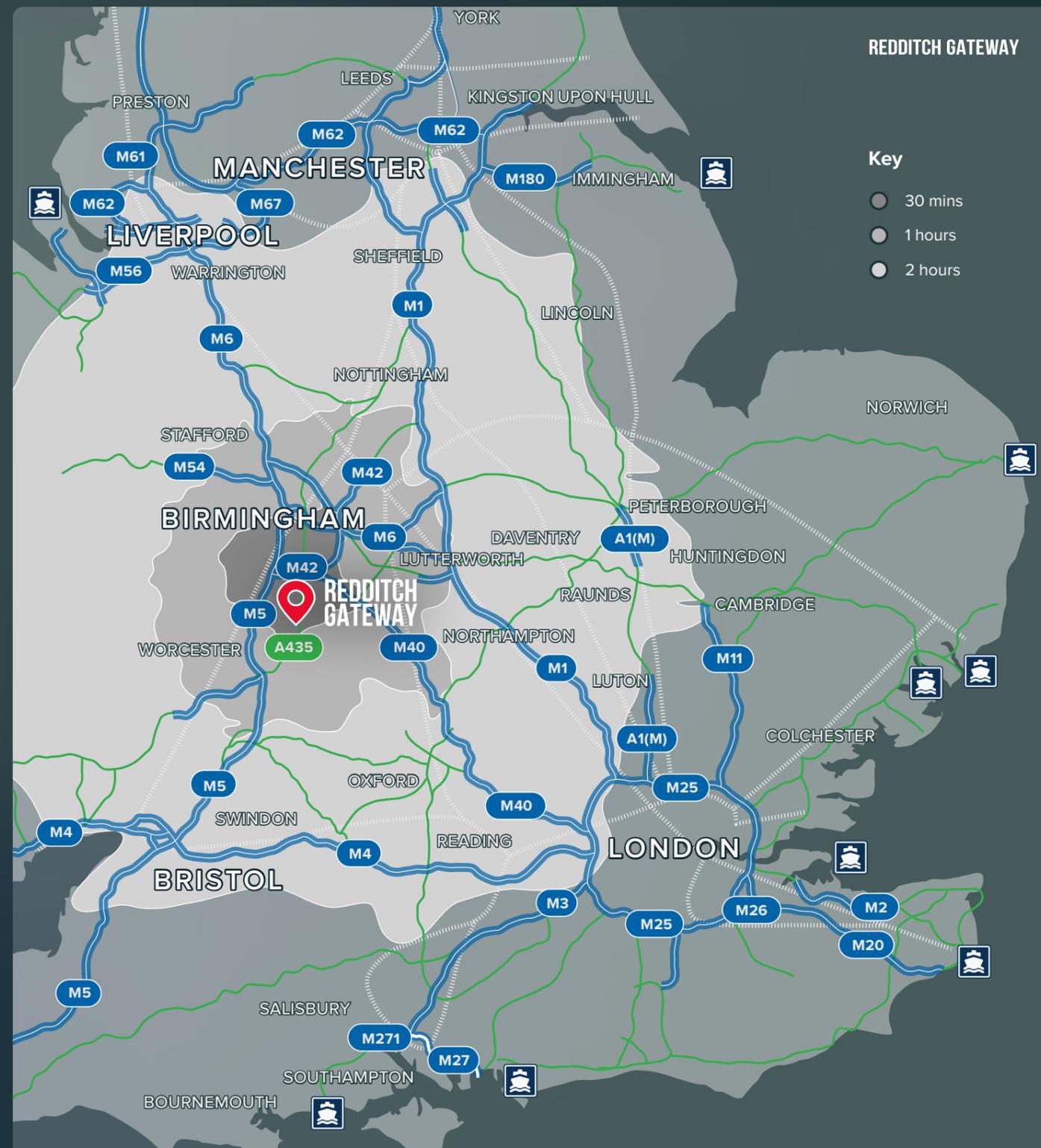
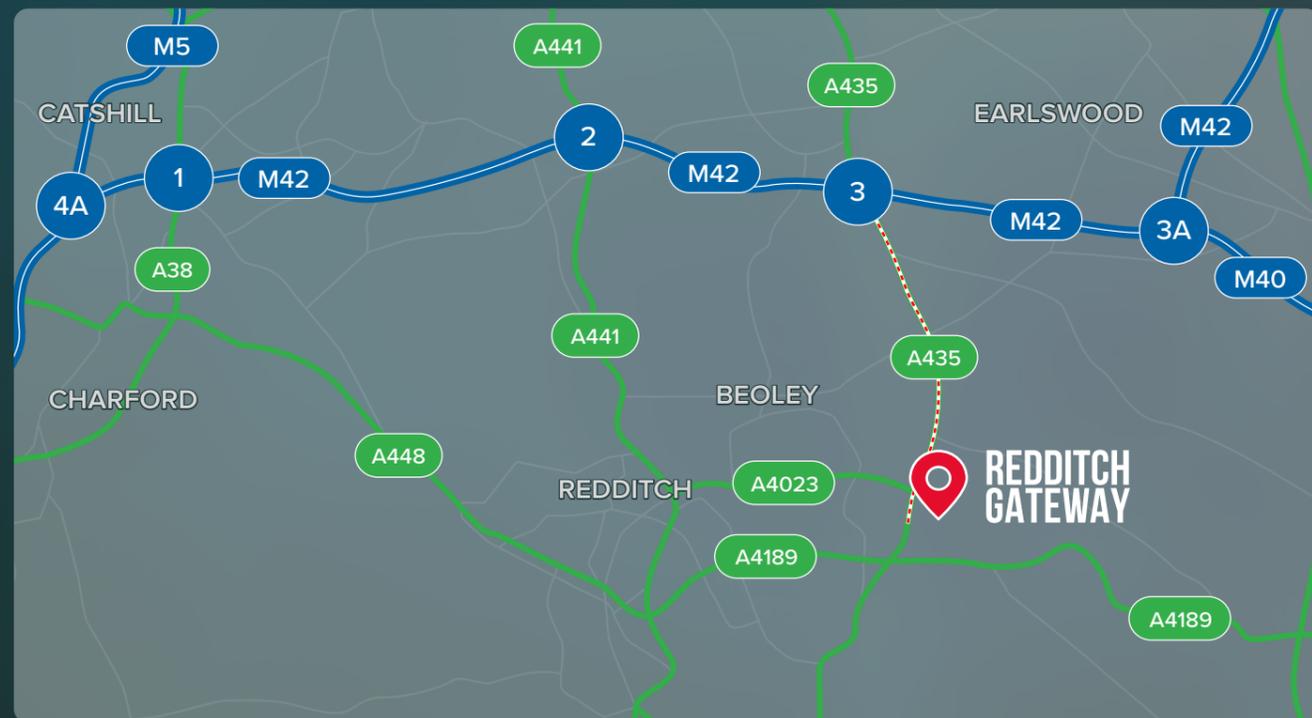
Situated within close proximity to three major motorway networks providing direct connectivity to:

-  The M42, Junction 3 (4.5 miles)
-  The M40 via J3A, M42 (Umbersalde Interchange)
-  The M5 via J4A, M42 (Catshill Interchange)

This strategic positioning enables efficient, uninterrupted movement of goods and vehicles across the Midlands and beyond.

Redditch Gateway South, Coventry Highway, B98 0QX

///Bricks.Really.Grew



| Location | Distance | Travel Time | Location | Distance | Travel Time | Location | Distance | Travel Time |
|---------------------|-----------|-------------|---------------|-----------|-------------|----------------|-----------|-------------|
| Junction 3 M42 | 4.5 Miles | 10 mins | Birmingham | 18 Miles | 30 mins | Birmingham | 16 Miles | 35 mins |
| Junction 2 M42 | 6 Miles | 12 mins | East Midlands | 52 Miles | 60 mins | Central London | 114 Miles | 2hr 20 mins |
| Junction 3A M42/M40 | 8 Miles | 15 mins | Heathrow | 102 Miles | 1hr 30 mins | | | |
| Junction 4A M5 | 11 Miles | 18 mins | | | | | | |
| Junction 4 M6 | 20 Miles | 30 mins | | | | | | |

REDDITCH GATEWAY

DTRE
020 3328 9080
www.dtre.com

TOM FAIRLIE

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

RICHARD HARMAN

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

JAMIE DURRANT

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

NEWMARK
0121 616 4800
nmrk.com/uk

CHARLIE SPICER

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

SEB MOSELEY

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

ELLIE CRATHERN

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

redditchgateway.com

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