

**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

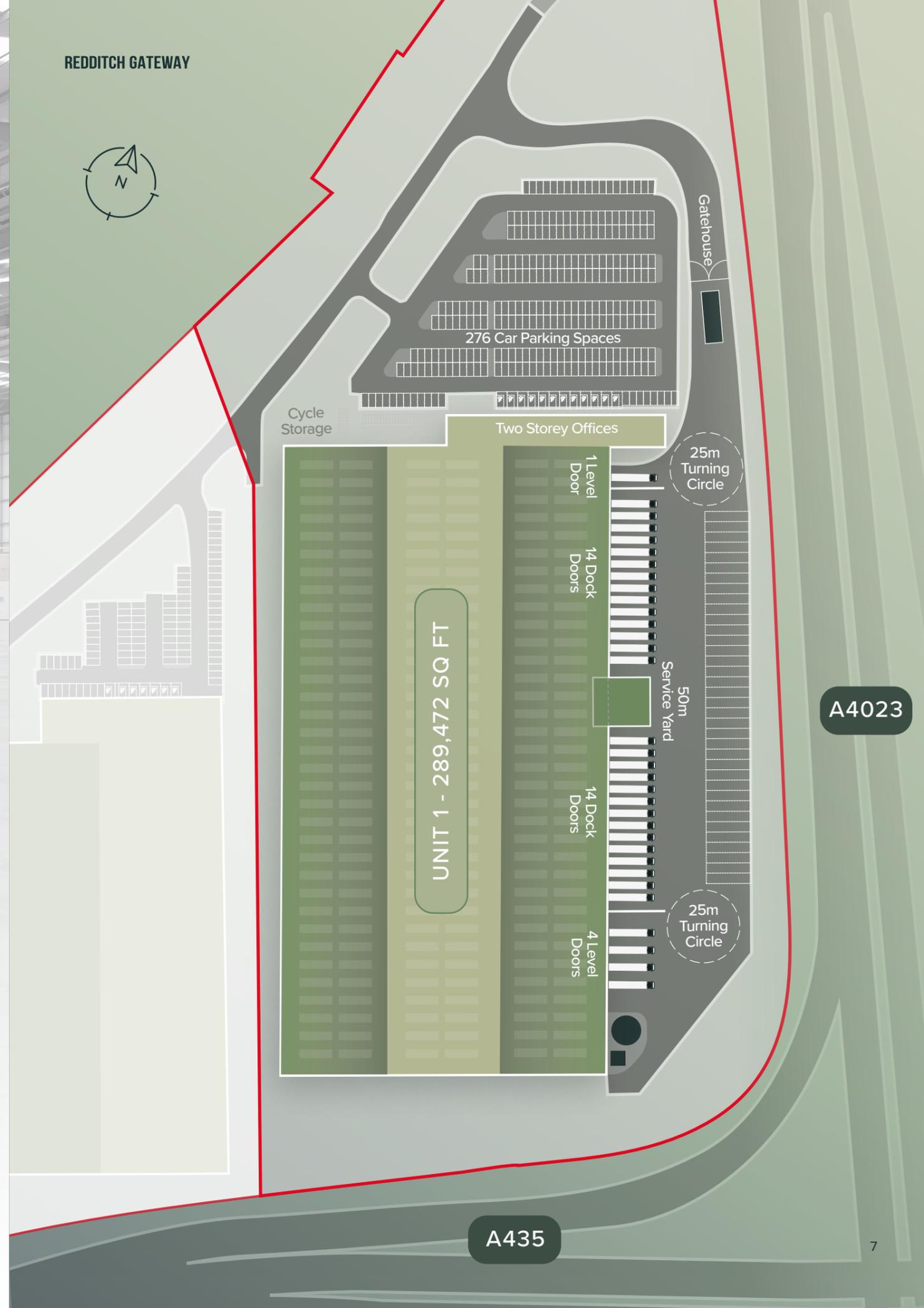


276 car parking spaces

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

REDDITCH GATEWAY



A4023

A435

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



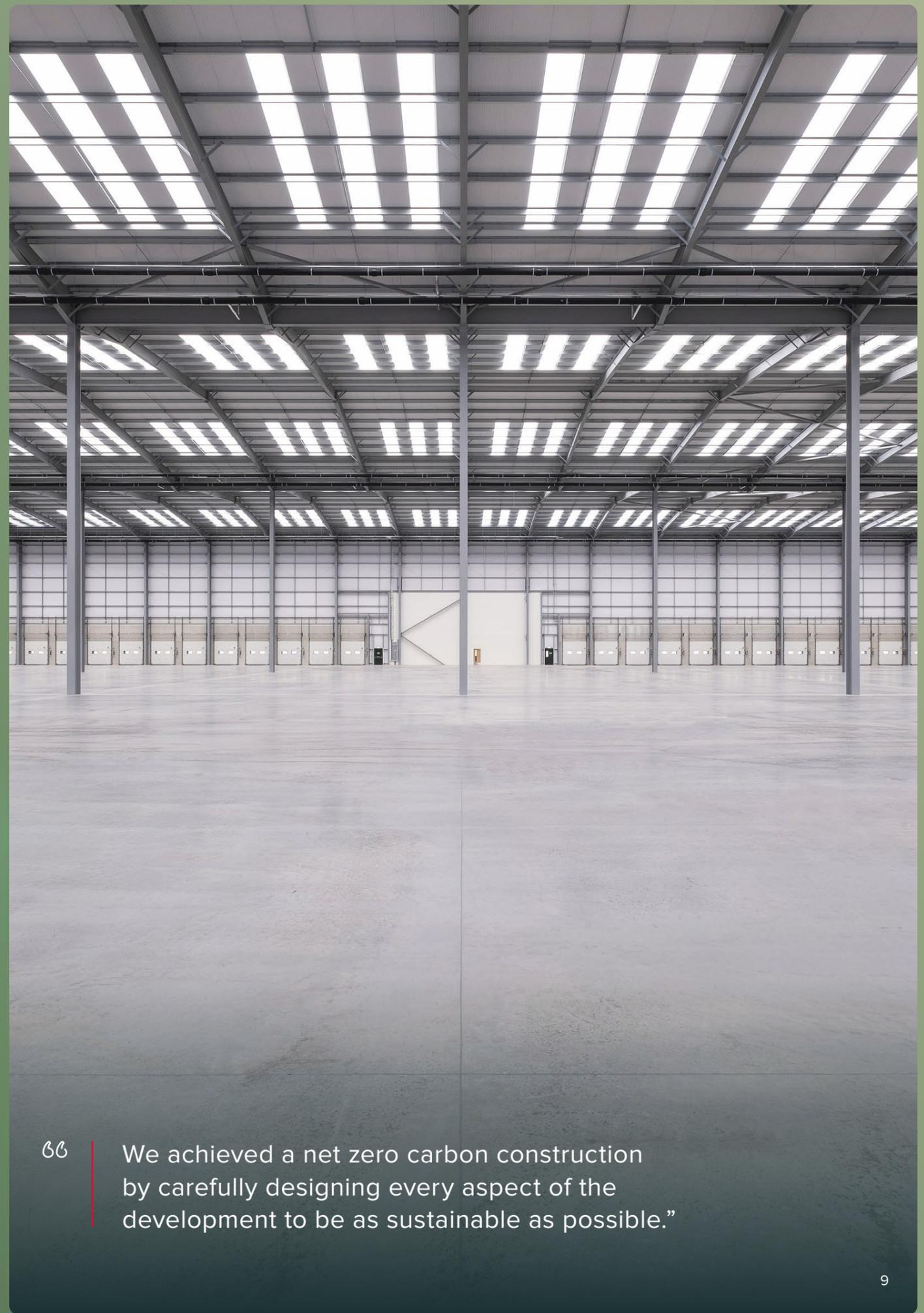
Extensive planting around the site



Wide use of recycled material



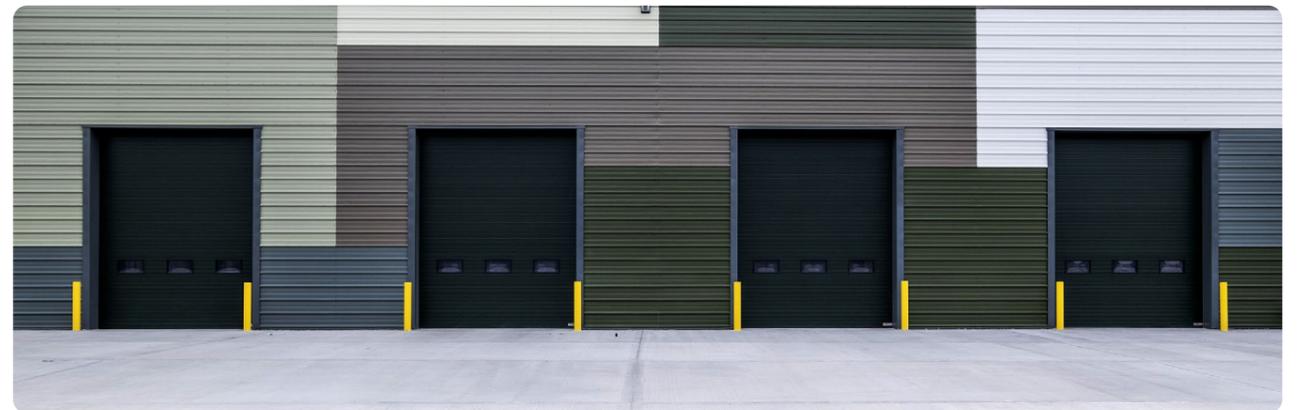
Efficient LED controlled lighting



“

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

REDDITCH GATEWAY



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.”

POSITIONED IN A WELL CONNECTED LOCATION

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

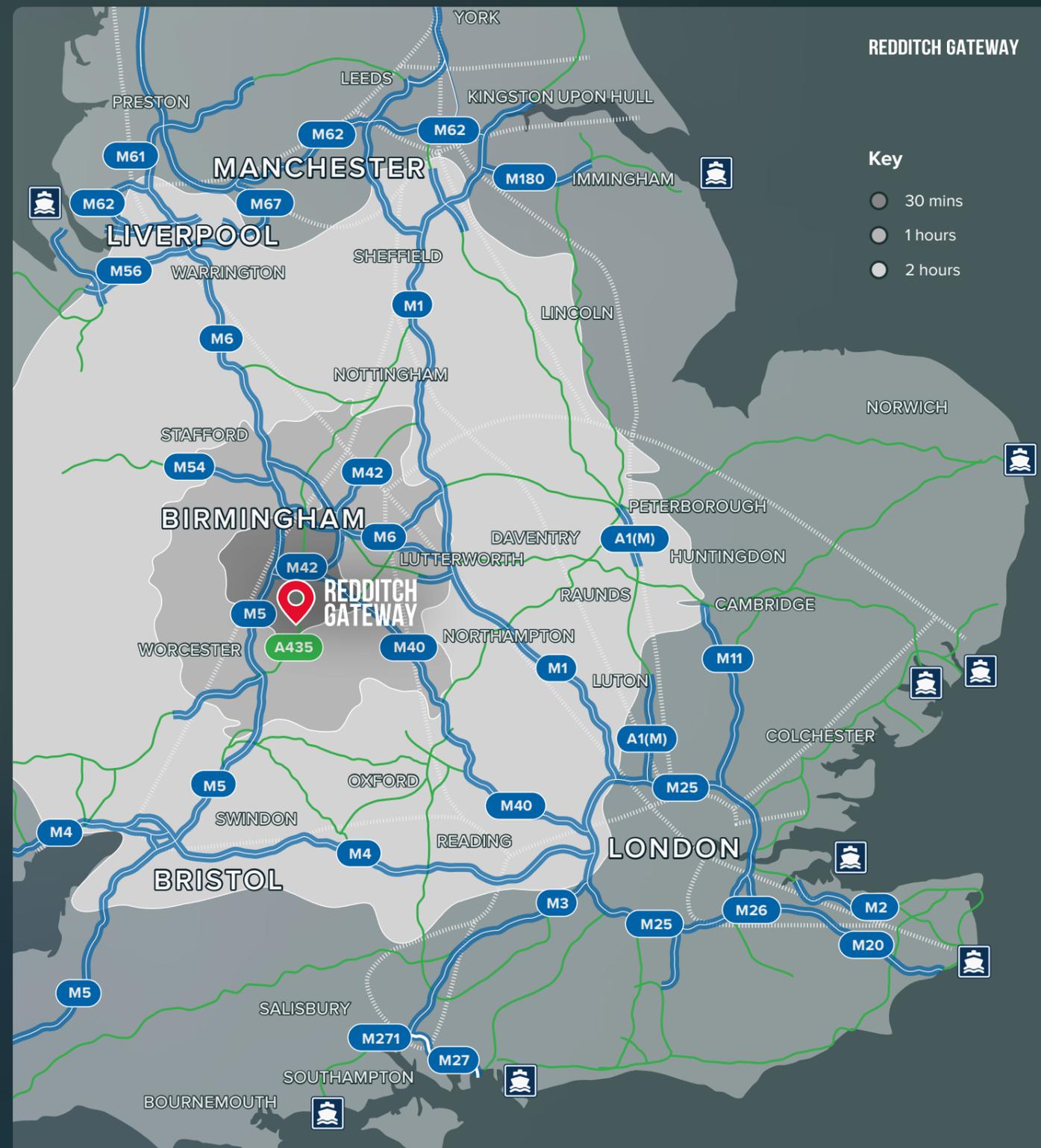
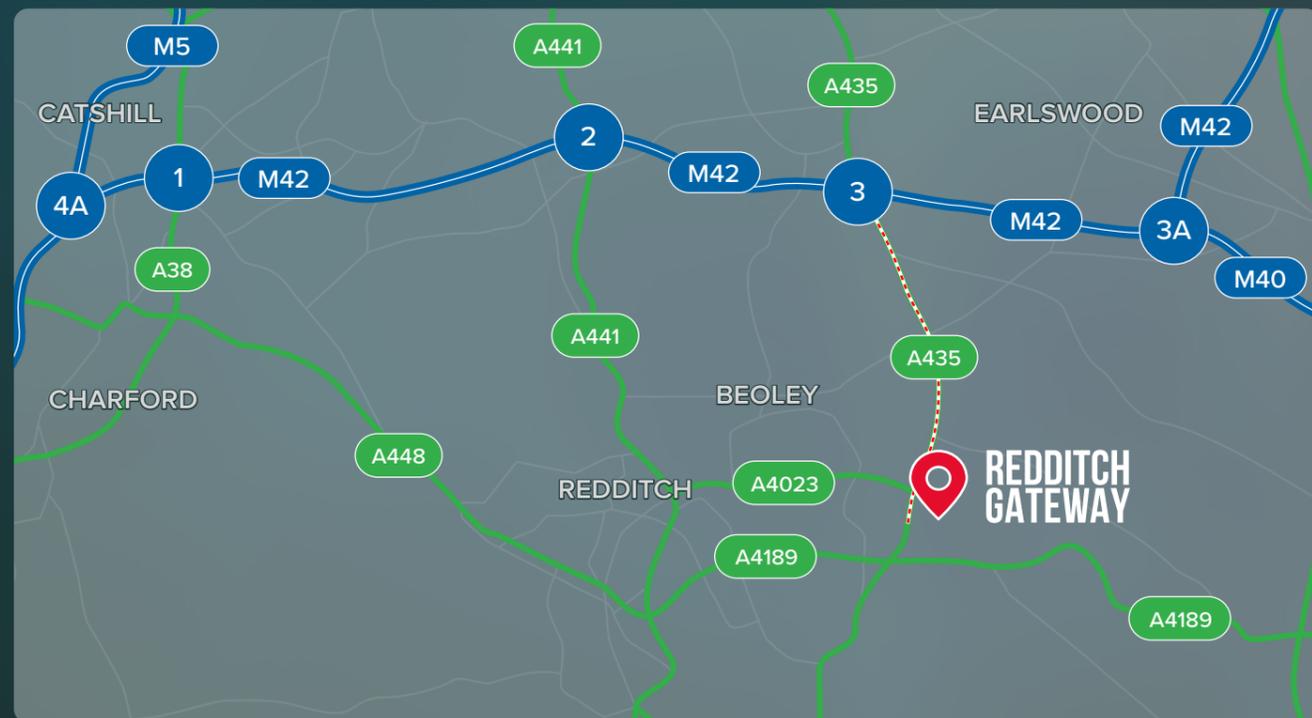
Situated within close proximity to three major motorway networks providing direct connectivity to:

-  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



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

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