



ON SITE  
AVAILABLE  
Q4 2024

ADDITIONAL  
POWER AVAILABLE

Computer Generated Images

# Eight New Urban Logistics / Manufacturing Units 26,000 - 70,000 sq ft **TO LET**

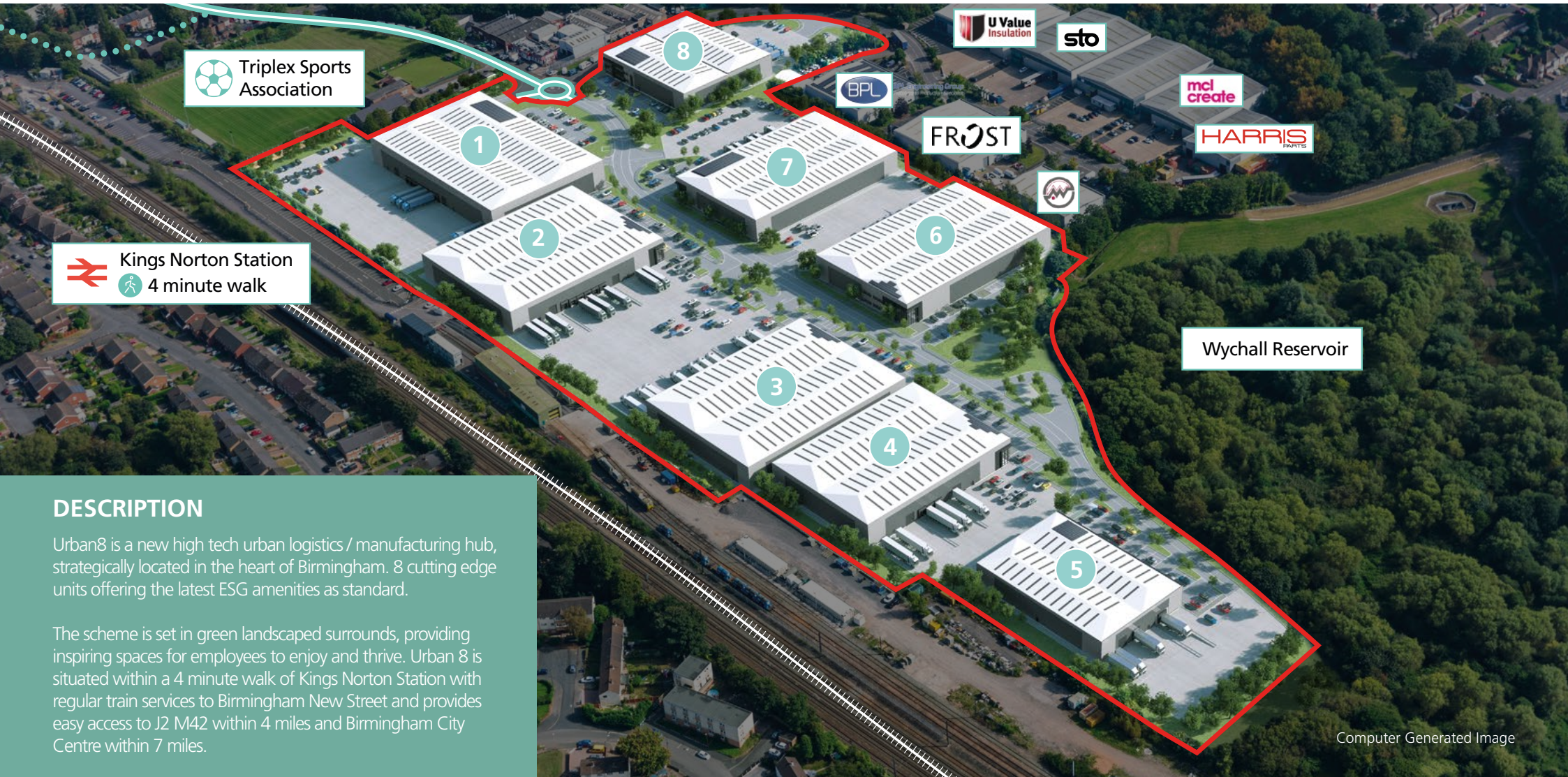
- 4 miles to M42 J2
- XL Power supplies to each unit (5MVA on site)
- Up to 45m secure service yards
- Secure detached units
- Up to 12.5m clear height
- BREEAM 'Excellent'
- EPC A
- EV charging
- Solar PV's to each unit


# BIRMINGHAM




Computer Generated Image

# BIRMINGHAM



 Triplex Sports Association

 Kings Norton Station  
4 minute walk

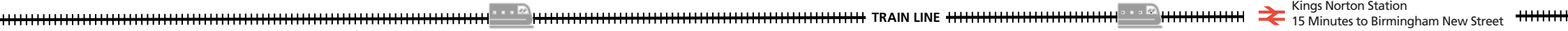
Wychall Reservoir

## DESCRIPTION

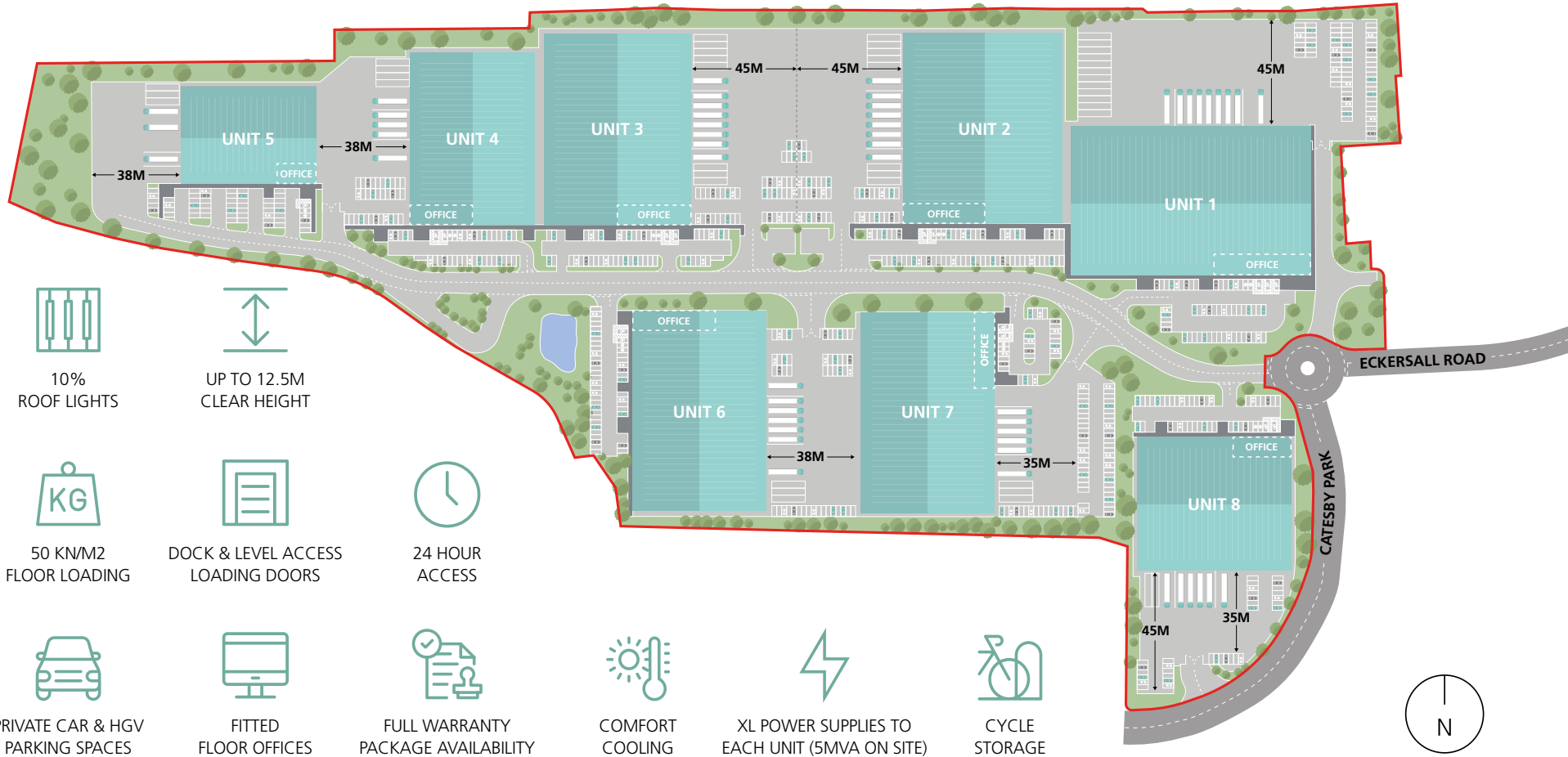
Urban8 is a new high tech urban logistics / manufacturing hub, strategically located in the heart of Birmingham. 8 cutting edge units offering the latest ESG amenities as standard.

The scheme is set in green landscaped surrounds, providing inspiring spaces for employees to enjoy and thrive. Urban 8 is situated within a 4 minute walk of Kings Norton Station with regular train services to Birmingham New Street and provides easy access to J2 M42 within 4 miles and Birmingham City Centre within 7 miles.

Computer Generated Image



## SITE PLAN & SPECIFICATION



EPC  
A



EV  
CHARGING



10%  
ROOF LIGHTS



UP TO 12.5M  
CLEAR HEIGHT



SECURE YARD  
AREAS UP TO 45M



50 KN/M2  
FLOOR LOADING



DOCK & LEVEL ACCESS  
LOADING DOORS



24 HOUR  
ACCESS



SMART LED  
LIGHTING



PRIVATE CAR & HGV  
PARKING SPACES



FITTED  
FLOOR OFFICES



FULL WARRANTY  
PACKAGE AVAILABILITY



COMFORT  
COOLING



XL POWER SUPPLIES TO  
EACH UNIT (5MVA ON SITE)



CYCLE  
STORAGE



## ACCOMMODATION

UNIT	GF / WAREHOUSE	FIRST FLOOR OFFICE	TOTAL SQ FT	UNDERSIDE HAUNCH HEIGHT	YARD DEPTH	POWER SUPPLY*	DOCK LEVEL DOORS	LEVEL ACCESS DOORS	CAR PARKING	FITTED EV CHARGING SPACES	POTENTIAL SAVINGS IN UTILITY COSTS FROM PV PANELS**
1	66,500	3,500	<b>70,000</b>	12.5m	45m	<b>630kVA</b>	7	2	113	2	<b>£17,899pa</b>
2	57,000	3,000	<b>60,000</b>	10m	45m	<b>540kVA</b>	6	2	101	2	<b>£15,377pa</b>
3	52,250	2,750	<b>55,000</b>	10m	45m	<b>500kVA</b>	6	2	90	2	<b>£14,085pa</b>
4	39,900	2,100	<b>42,000</b>	10m	38m	<b>380kVA</b>	3	2	64	2	<b>£10,764pa</b>
5	24,700	1,300	<b>26,000</b>	8m	38m	<b>230kVA</b>	1	2	47	2	<b>£6,643pa</b>
6	50,350	2,650	<b>53,000</b>	10m	38m	<b>480kVA</b>	5	2	83	2	<b>£13,532pa</b>
7	50,350	2,650	<b>53,000</b>	10m	35m	<b>480kVA</b>	5	2	84	2	<b>£13,532pa</b>
8	38,000	2,000	<b>40,000</b>	10m	35-45m	<b>360kVA</b>	4	2	69	2	<b>£10,210pa</b>

\* Approximate Day 1 Power Supply to each Unit / Additional power upgrades available upon request

\*\* Based on as built PV Yield and a Unit Rate of 36p per KWH

SUSTAINABILITY IS AT THE HEART OF EVERYTHING WE DO

The development is to benefit from the following sustainability credentials:

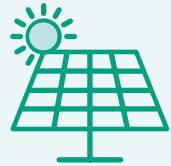
BREEAM EXCELLENT



EPC A RATINGS



AIR TIGHTNESS OF 1.5M3/HR



ROOF MOUNTED SOLAR PV'S

SUDS DRAINAGE STRATEGY



ASHP GENERATION FOR HEATING AND COOLING



WHOLE LIFE CARBON

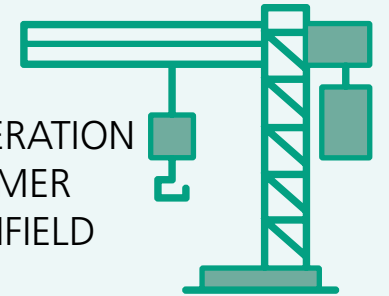


OFFICE LED LIGHTING

HIGH QUALITY LANDSCAPED ENVIRONMENT



REGENERATION OF FORMER BROWNFIELD SITE



U VALUES EXCEEDING BUILDING CONTROL STANDARDS



ON SITE GENERATION OF >37% OF ENERGY REQUIREMENTS THROUGH LOW CARBON MEASURES



SUSTAINABLE TRAVEL OPTIONS ADJACENT TO KING'S NORTON STATION AND LOCAL BUS LINKS



RETENTION OF HIGH VALUE TREES ON SITE





**POPULATION AND DEMOGRAPHICS**



BASED IN ONE OF  
THE **UK'S TOP 5**  
DISTRIBUTION LOCATIONS



**£107 BILLION**  
ECONOMY GROWTH  
IN THE LAST 5 YEARS



**64.2%** WORKING AGE  
POPULATION IN BIRMINGHAM,  
HIGHER THAN THE UK  
NATIONAL AVERAGE



**£500 MILLION** IN  
INFRASTRUCTURE  
IMPROVEMENTS INVESTED  
BY THE CITY



**£548** GROSS WEEKLY  
PAY (LOWER THAN UK  
AVERAGE OF £587)



BIRMINGHAM'S  
MANUFACTURING SECTOR  
CONTRIBUTES **£13 BILLION** TO  
UK ECONOMY ANNUALLY



**1,085,810**  
LOCAL  
POPULATION



BIRMINGHAM CITY CENTRE  
IS **7 MILES** FROM THE SITE  
AND ITS ONLY **15 MINUTES**  
BY TRAIN



**25,000 GRADUATES** EACH  
YEAR FROM 3 TOP CLASS  
UNIVERSITIES



BIRMINGHAM UNIVERSITY  
VOTED **NO.1 IN UK** FOR  
GRADUATE EMPLOYMENT



**4.3 MILLION** WORKING  
AGE PEOPLE WITHIN  
60 MINUTES



BIRMINGHAM IS THE UK'S  
SECOND CITY WITH  
A POPULATION OF  
**1.1 MILLION PEOPLE**



**10TH LARGEST**  
CITY ECONOMY  
IN EUROPE

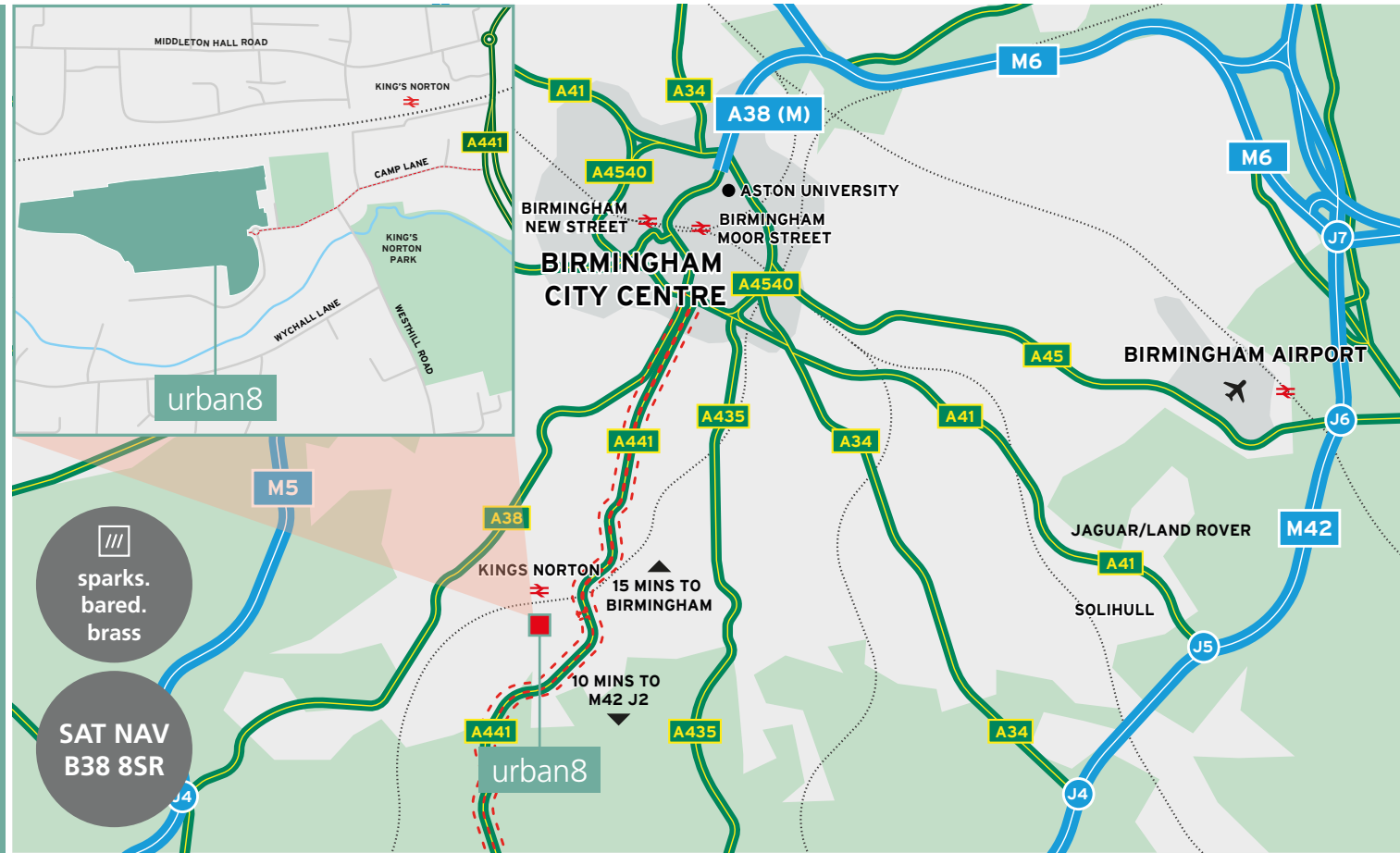


## LOCATION

Urban8 is perfectly positioned for last mile urban logistics, located next to Kings Norton railway station and accessible via the A441 which connects to the M42 Junction 2.

## COMMUNICATIONS

A441	0.8 miles	3 mins
M42 J2	4.4 miles	10 mins
A38	3.4 miles	9 mins
M5 J4	6.3 miles	16 mins
Birmingham	6.6 miles	18 mins
Wolverhampton	6.8 miles	35 mins
Coventry	28 miles	40 mins
London	116 miles	2 hrs
Kings Norton	0.5 miles	2 mins
Birmingham New St	5.4 miles	14 mins
Birmingham Airport	14 miles	26 mins



## FURTHER INFORMATION

Is available through our joints agents and our website:  
[canmoor-urban8.com](http://canmoor-urban8.com)

## TERMS

All units are available on new FRI leases on terms to be agreed.

## PLANNING

Use Classes B2, B8 and E(g)ii and E(g)iii.



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