

# unit 4

URBAN8 ■ KINGS NORTON ■ BIRMINGHAM ■ B38 8SR ■ ///SPARKS.BARED.BRASS



## New Urban Logistics / Manufacturing Unit 42,279 Sq Ft **TO LET – AVAILABLE NOW**

- BREEAM 'Outstanding'
- EPC A
- 4 miles to M42 J2
- 400kVa power supply (additional power available)
- 38m secure service yard
- Secure detached unit
- 10m clear height
- 7 EV charging spaces
- Enhanced solar PV's

# BIRMINGHAM

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## DESCRIPTION

Urban8 is a new high tech urban logistics / manufacturing hub, strategically located in the heart of Birmingham. The unit offers 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.

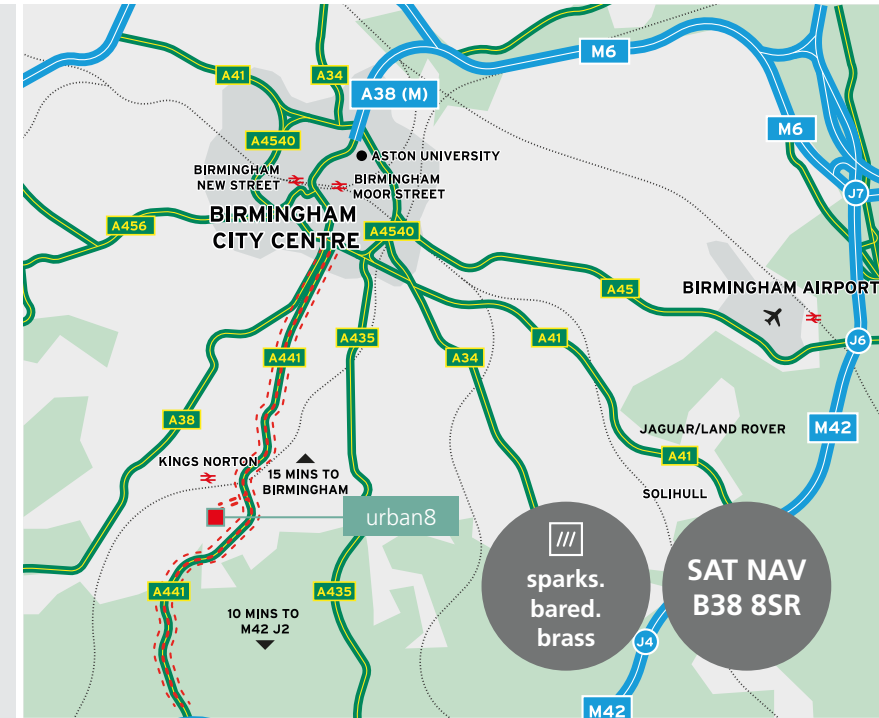
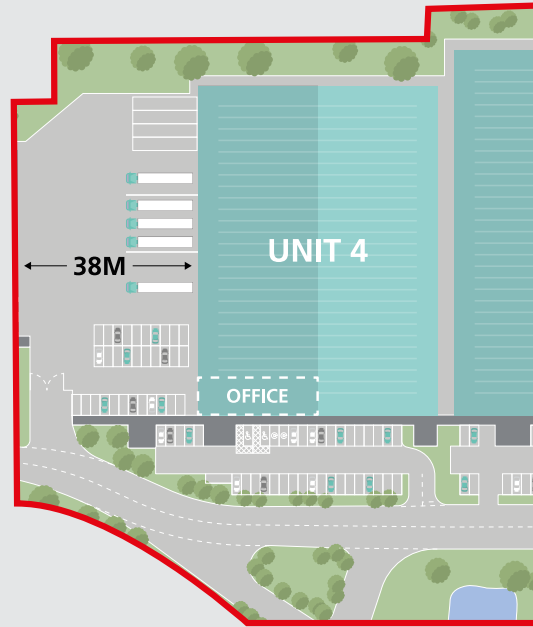
## LOCATION

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.

## ACCOMMODATION

UNIT 4	SQ FT
GF / warehouse	38,776
First Floor Office	3,503
<b>TOTAL</b>	<b>42,279</b>

Approximate Gross Internal Areas



10M UNDERSIDE  
HAUNCH HEIGHT



38M YARD  
DEPTH



3 DOCK  
LEVEL DOORS



2 LEVEL  
ACCESS DOORS



400KVA  
POWER SUPPLY



62 CAR  
PARKING SPACES



7 FITTED EV  
CHARGING SPACES



POTENTIAL SAVINGS IN  
UTILITY COSTS FROM  
PV PANELS - £16,073PA

## 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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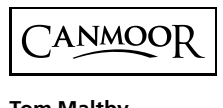
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