



Five New Urban Logistics / Manufacturing Units 40,233 - 115,460 sq ft **TO LET**

- BREEAM 'Outstanding' & EPC A
- 4 miles to M42 J2
- XL Power supplies to each unit (5MVA on site)
- Up to 51m secure service yards
- Secure detached units
- Up to 12.5m clear height
- EV charging
- Enhanced solar PV's to each unit
- Ability to combine units 2 & 3

BIRMINGHAM

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.

LOCAL AMENITIES



GREENE KING
BURY ST EDMUNDS

COSTA
COFFEE



GREGGS



Londis



BIRMINGHAM





SITE PLAN & SPECIFICATION



ACCOMMODATION

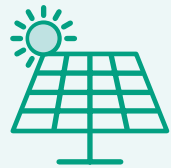
UNIT	GF / WAREHOUSE	FIRST FLOOR OFFICE	TOTAL SQ FT	UNDERSIDE HAUNCH HEIGHT	YARD DEPTH	POWER SUPPLY*	DOCK LEVEL DOORS	LEVEL ACCESS DOORS	CAR PARKING	FITTED EV CHARGING SPACES	POTENTIAL SAVINGS IN UTILITY COSTS FROM PV PANELS**
1	LET TO GIRAF LOGISTICS										
2	55,846	4,388	60,234	10m	45m	800kVA	6	2	93	8	£20,178pa
3	51,110	4,116	55,226	10m	45m	500kVA	6	2	82	9	£20,303pa
4	LET TO FUSE ENERGY										
5	LET TO GRAVES AIRCRAFT										
6	49,288	3,968	53,256	10m	38m	700kVA	5	2	84	9	£19,837pa
7	49,174	4,188	53,362	10m	35m - 51m	500kVA	5	2	84	9	£19,482pa
8	36,799	3,434	40,233	10m	40m - 51m	400kVA	4	2	68	7	£13,536pa

* 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:

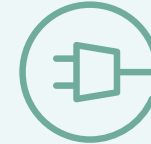


ROOF MOUNTED
SOLAR PV'S

BREEAM
OUTSTANDING



EPC A RATINGS



EV CHARGING
PARKING SPACES

SUDS
DRAINAGE
STRATEGY



ASHP GENERATION
FOR HEATING AND
COOLING



WHOLE LIFE
CARBON

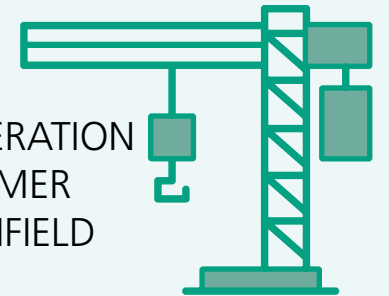


OFFICE LED
LIGHTING

HIGH QUALITY LANDSCAPED
ENVIRONMENT



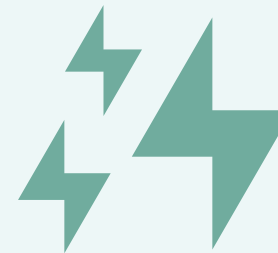
REGENERATION
OF FORMER
BROWNFIELD
SITE



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



BIRMINGHAM

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



10TH LARGEST
CITY ECONOMY
IN EUROPE



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



4.3 MILLION WORKING
AGE PEOPLE WITHIN
60 MINUTES

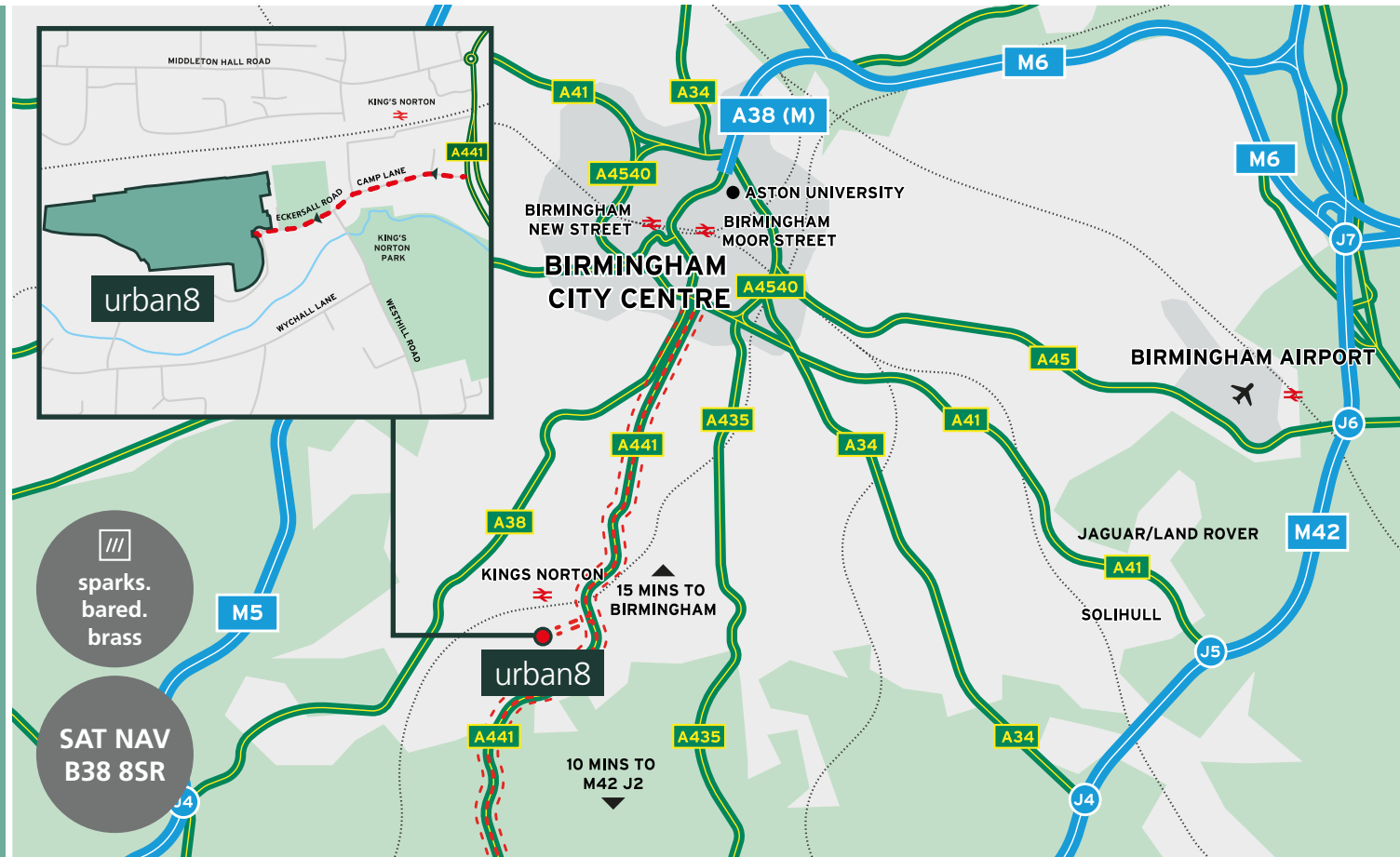


LOCATION

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

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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