

Warstock Road,
Kings Heath, Birmingham
B14 4ST

 **Greenlight** Kings Heath
Birmingham



TO LET
New Trade / Industrial / Warehouse Units
3,601 Sq Ft – 30,058 Sq Ft
Development Complete and Available Now

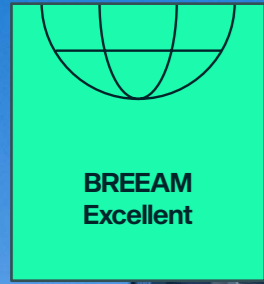
The Greenlight for sustainable urban logistics development

Greenlight utilises environmentally friendly technologies, achieving BREEAM Excellent and EPC A+, thereby reducing costs to the occupier and minimising environmental impact.

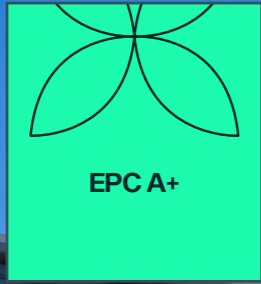
from reduced transport costs (£50 per day HGV cost and £8 per day car savings on transport costs) compared to those located inside the CAZ.

As Greenlight Kings Heath is situated outside the Birmingham Clean Air Zone (CAZ), occupiers in the scheme will benefit

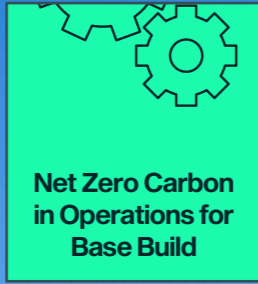
The units have increased steelwork loading capacity to accept additional PV panels across all roofs.



**BREEAM
Excellent**



EPC A+



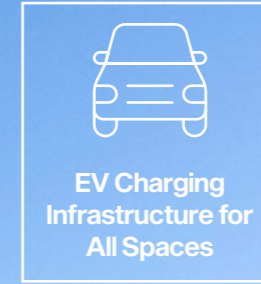
**Net Zero Carbon
in Operations for
Base Build**



**Photovoltaic Panels
Installed to Each Unit**



**Highly Efficient
Thermal Envelope**



**EV Charging
Infrastructure for
All Spaces**



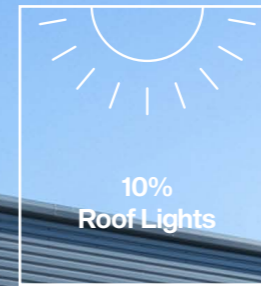
**Cycle
Parking**



**Low Air
Permeability**



**Reduced CO2
Emissions**



**10%
Roof Lights**



Built for urban logistics

(Unit 3: 30,058 Sq Ft)



2 Dock Level
1 Level Access



9m Eaves
Height



50 KN/sq m
Floor Loading



51 Car
Parking Spaces



4 EV Charging
Spaces



35m
Secure Yard



275 KVA
Power Supply



3,000 Sq Ft
Cat A Offices



Steel Frame
Construction



Secure Site with
CCTV Monitoring

& multi-use trade

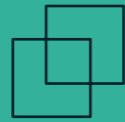
(Blocks 1 & 2: 3,601 - 7,298 Sq Ft)



Electric Loading
Doors



6.5m Eaves
Height



Ability to
Combine Units



CCTV
Monitoring



1 EV Charging
Space Per Unit



35 Kn/sq m
Floor Loading



Dedicated
Car Parking



3 Phase Power
69-105 KVA Power Supply



Secure
Site

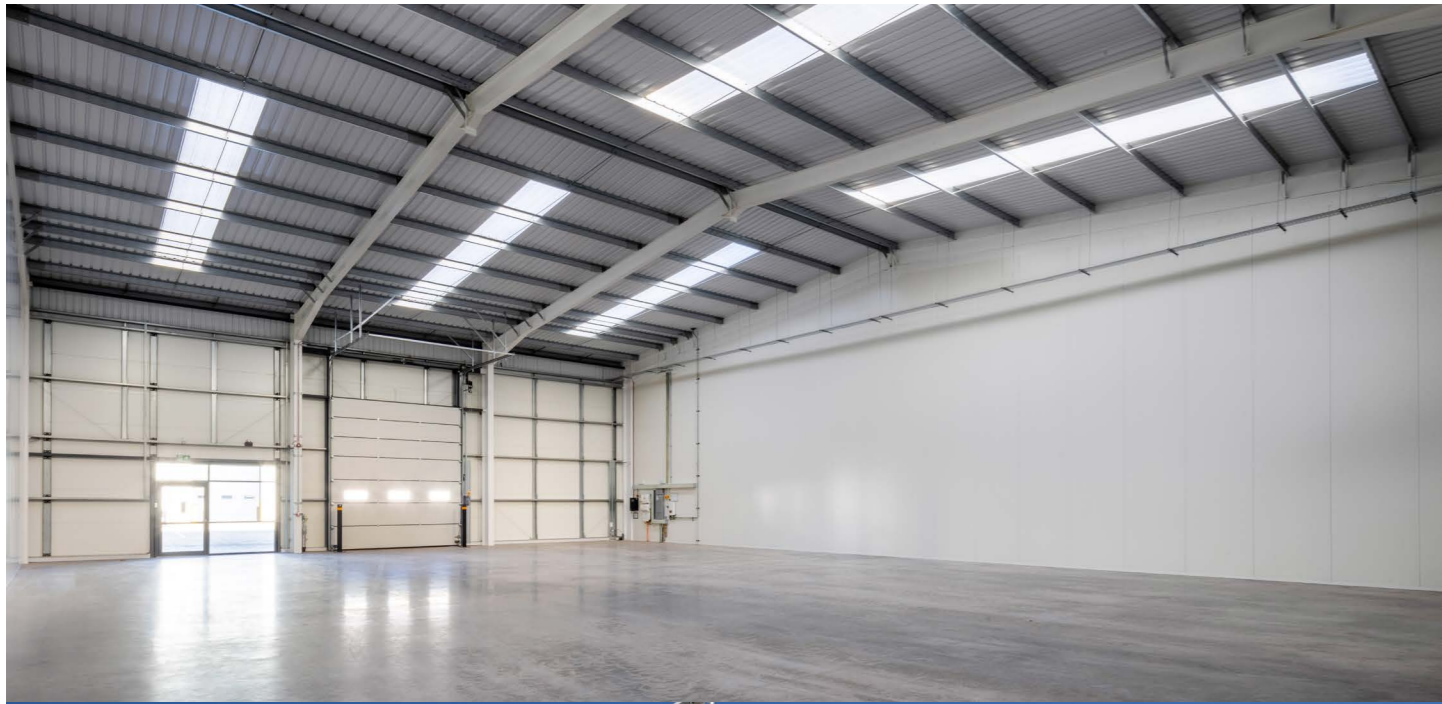


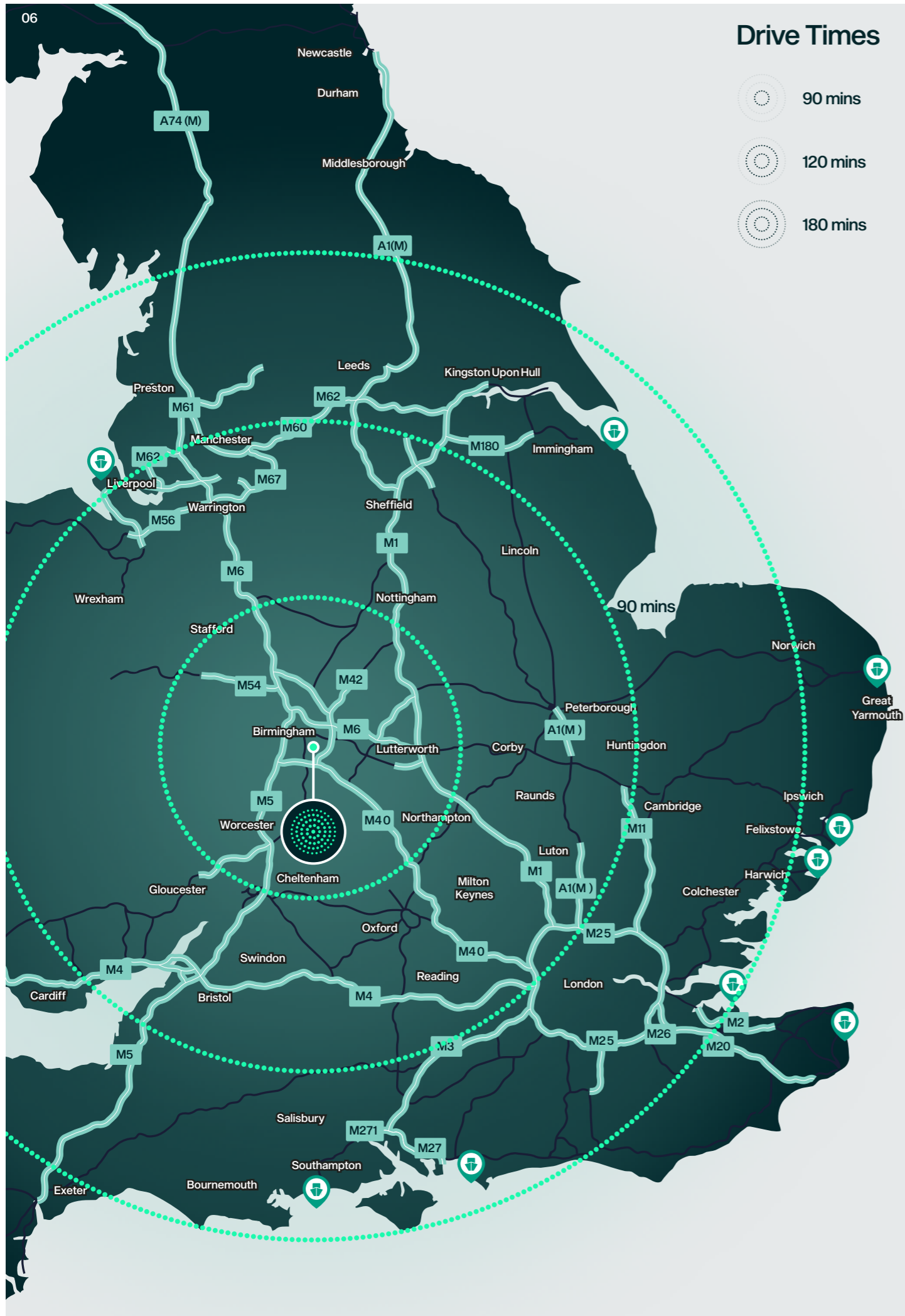
24/7
Access

Greenlight Kings Heath is a flexible industrial/warehouse/trade development finished to a shell specification, suitable for a variety of different uses and benefitting from an array of market leading features.



Unit	Sq M GIA	Sq Ft GIA
Unit 3	2,792	30,058
Unit 1A	LET	
Unit 1B	LET	
Unit 1C	335	3,611
Unit 1D	LET	
Unit 2A	LET	
Unit 2B	335	3,601
Unit 2C	335	3,602
Unit 2D	335	3,602
Unit 2E	LET	
Total	6,845	73,679





Location

Greenlight to trade

1,140,500

Birmingham has a population of 1,140,500

10.6%

Of all local employment is in manufacturing - above the national average of 7.8%

21,000

People working in the transport and storage sector

£3.68bn

Of investment infrastructure is under development in Birmingham

Sources: nomisweb.co.uk, investwestmidlands.com

The site is located to the north of Warstock Road in Kings Heath just off the A435 Alcester Road.

Birmingham City Centre is approximately 7 miles to the north of the site and Junction 3 of the M42 Motorway is approximately 5 miles to the south of the site.

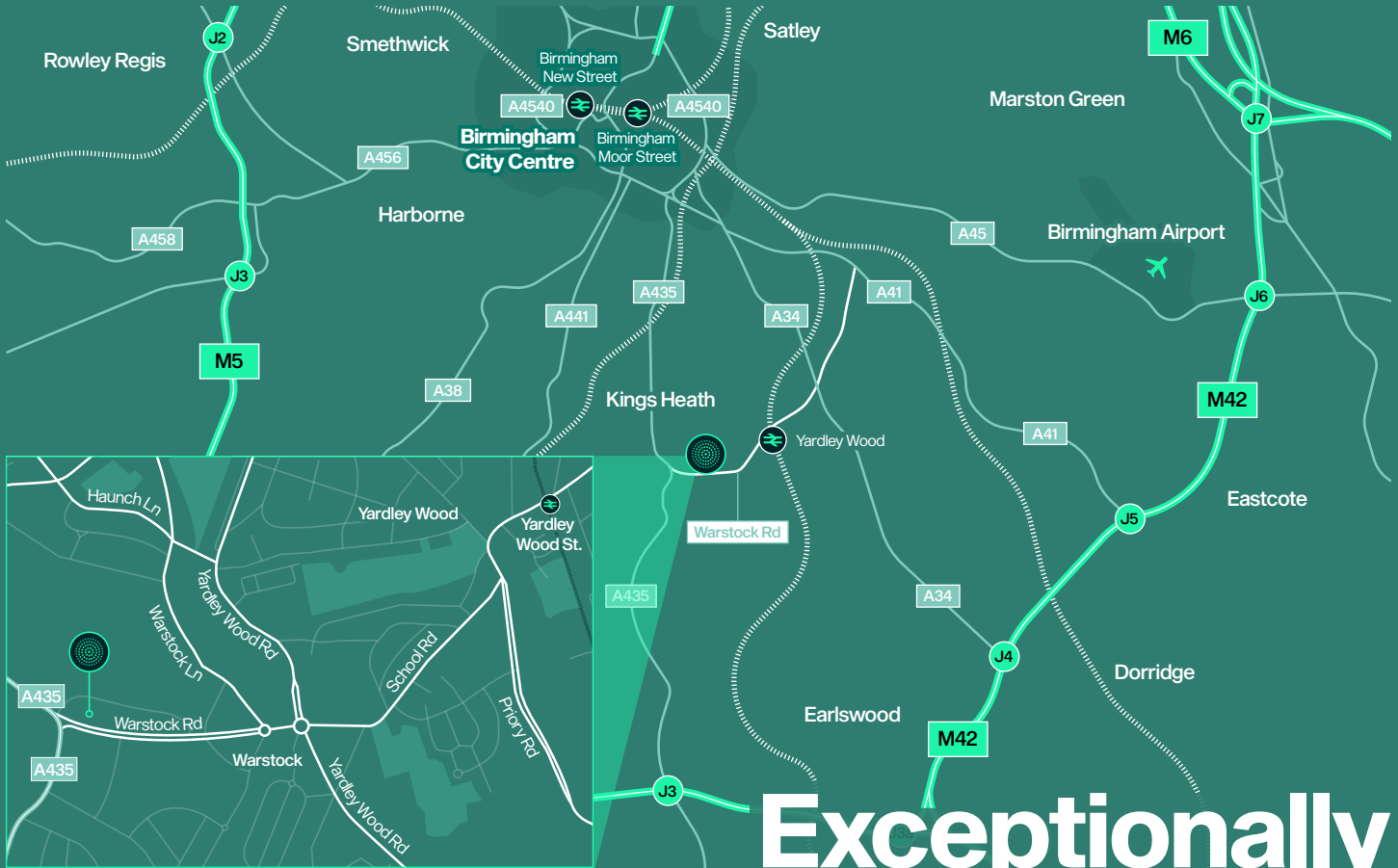
Immediately surrounding the site are industrial/warehouse and roadside occupiers, together with a retail supermarket at the junction of Warstock Road and Pershore Road.



B14 4ST

www.greenlight-kingsheath.com

///lease.nods.signal



Exceptionally connected

By Car (Minutes)

05 mins - M42 Junction 3 12 mins - M6 Junction 4 20 mins - Birmingham City Centre 114 mins - London City Centre

By Rail (Minutes)

4 mins - Yardley Wood 20 mins - New Street Station 27 mins - Birmingham Int Station 135 mins - London Euston

By Air (Miles)

10 miles - Birmingham Airport 52 miles - East Midlands Airport 85 miles - Manchester Airport 101 miles - Heathrow

Planning Use

The units benefit from use

Class B2, B8, E(g)(iii)

Colliers
0121 265 7500
colliers.com/uk/industrial

Sam Robinson
0121 265 7582
sam.robinson@colliers.com

Tom Arnold
0121 265 7625
tom.arnold@colliers.com

harrislamb
PROPERTY CONSULTANCY
0121 455 9455
www.harrislamb.com

Thomas Morley
0121 213 6010
thomas.morley@harrislamb.com

Client funds advised by
DELANCEY
Coltham

For more detailed information please visit greenlight-kingsheath.com

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