



**180,000 sq ft
build to suit unit**



Peddimore 180

peddimorebirmingham.com/180-brochure

B76 9AA

located at the heart of the country in one of the UK's most prominent locations for logistics, distribution and manufacturing

A38

Entrance

Introducing a new era in logistics and manufacturing.

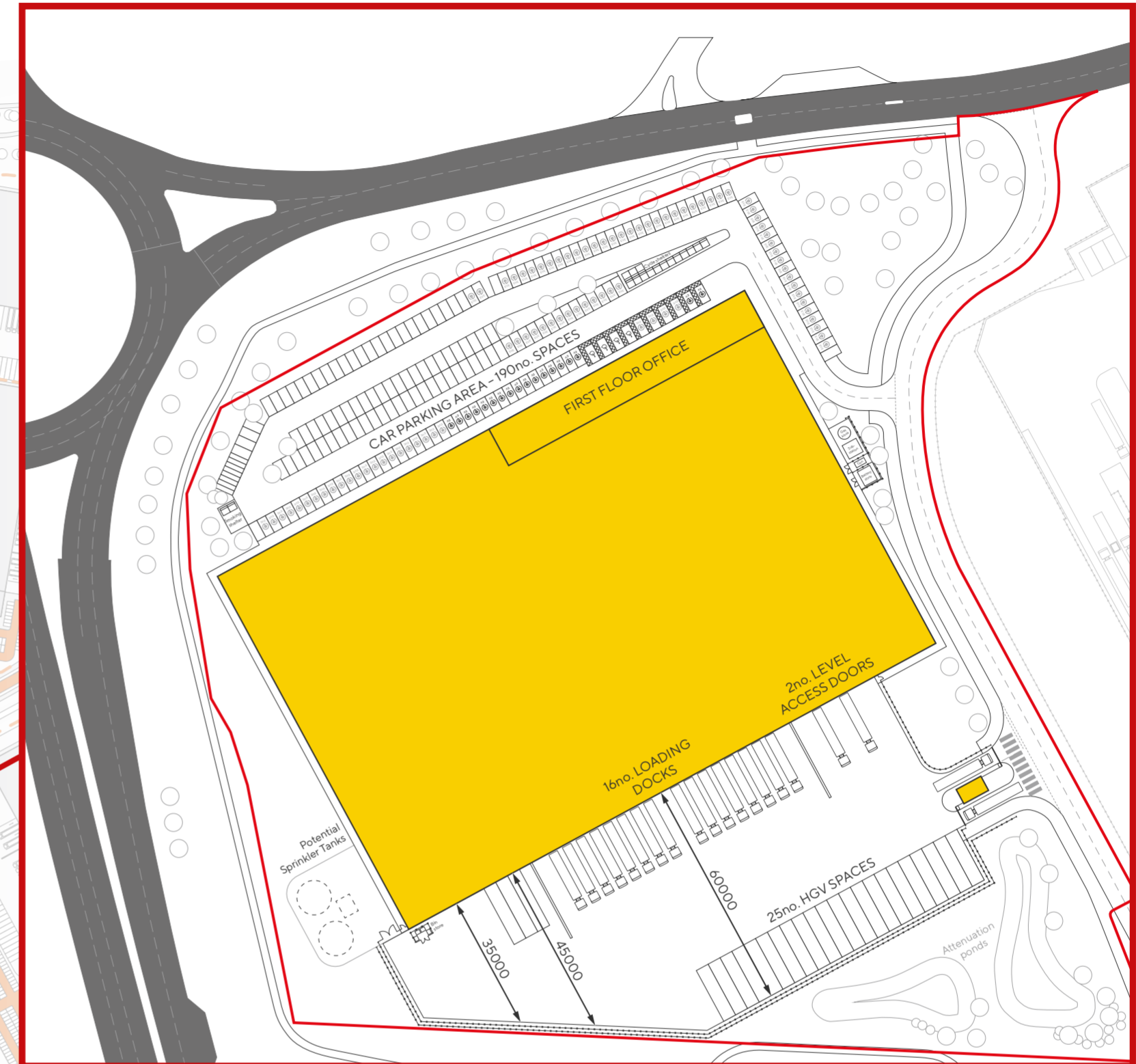
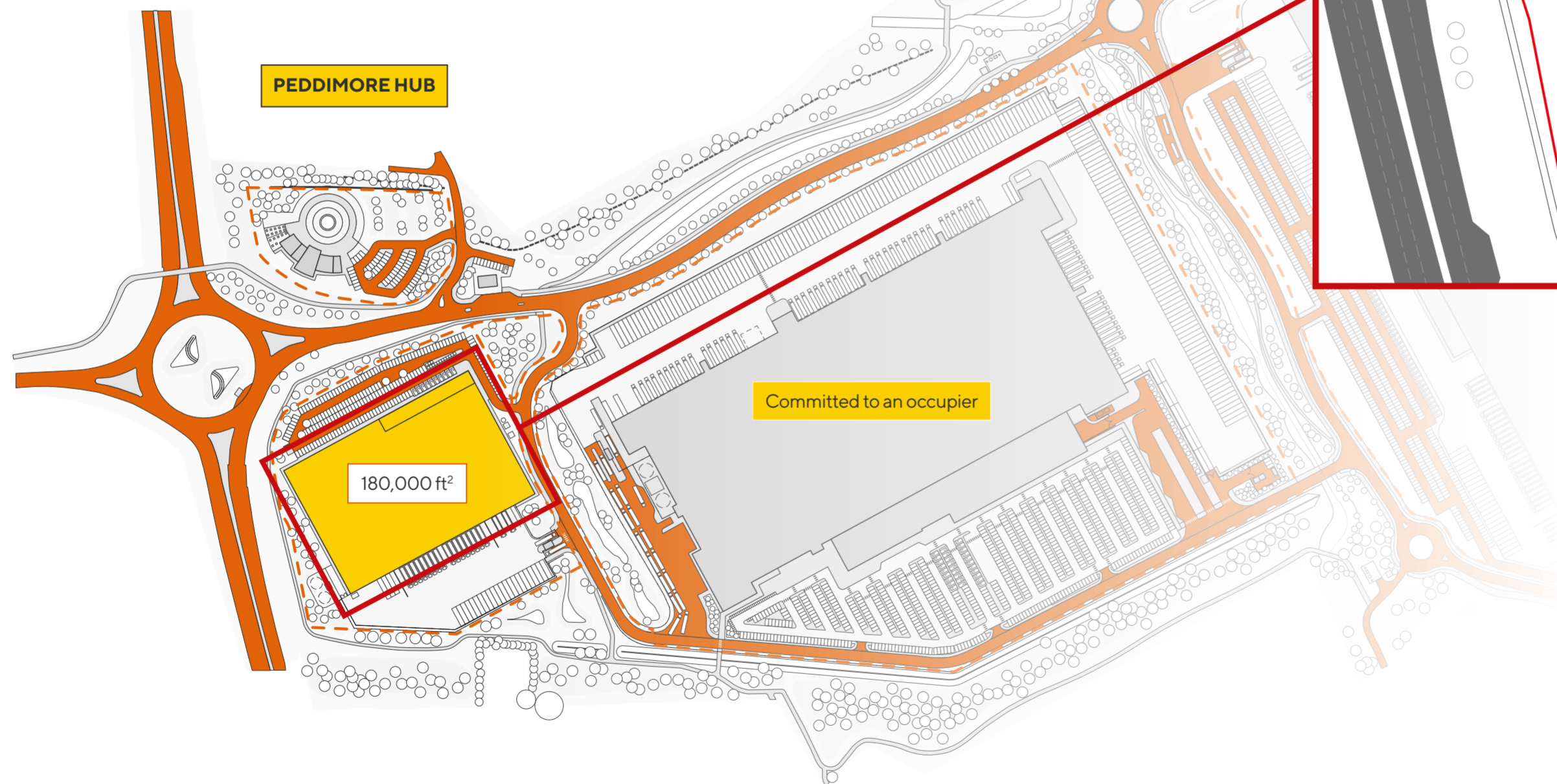
Peddimore Birmingham brings sustainability to the forefront, delivering net zero ready buildings across the scheme.

Peddimore is designed with a focus on creating a best-in-class environment. Landscaping leads the way with surrounding footpaths, an amenity corridor with outdoor seating and a green space for on-site activities; creating a more social, more creative, more active workplace.

seeing is believing

Peddimore 180 offers a 180,000 sq ft opportunity at the entrance to the scheme. The building can be adapted to suit occupier requirements and is suitable for manufacturing (B1/B2) and logistics (B8) uses.

Enlarged View


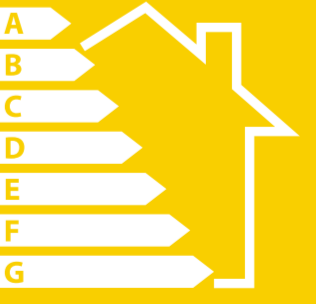


Schedule of Accommodation (GIA)

UNIT A	
Warehouse Area	171,325 ft ² (15,917 m ²)
Office (First Floor) (Incl. GF Core)	9,696 ft ² (901 m ²)
Plant Space (2nd Floor)	1,876 ft ² (174 m ²)
Total Area	182,897 ft² (16,992 m²)
Gatehouse	260 ft ² (24m ²)
Loading Docks	16
Level Access	2
HGV Parking	25
Car Parking	190 (including 10 accessible)
Motorbike Spaces	8
Cycle Spaces	50

Indicative masterplan.

talk about top spec

<p>Detailed planning for B1, B2 and B8 use</p> 	<p>Haunch height of 12.5m¹</p> 	<p>2 level access doors</p> 
<p>16 loading docks</p> 	<p>190 car parking spaces with 10% EV chargers at day one with ducting to make remaining spaces EV accessible</p> 	
<p>25 HGV spaces</p> 	<p>60m yard</p> 	<p>Building with solar panel array</p> 
<p>Delivering net zero ready building²</p> 	<p>BREEAM excellent</p> 	<p>EPC A</p> 

1 Haunch height can be increased subject to occupier requirement with detailed planning variation.

2 Where net zero construction is achieved and operational energy / carbon performance is also optimised, giving occupiers opportunity to achieve net zero operation through appropriate renewable energy procurement as defined by UKGBC.

making sense of sustainability

At Peddimore, not only is sustainability an important focus across the entire site, but also within the individual buildings on the scheme.

1.

We are targeting BREEAM Excellent and EPC A.

2.

We are improving water efficiency by rainwater harvesting, implementing water efficient fixtures and fittings, all to reduce water use by 40%.



3.

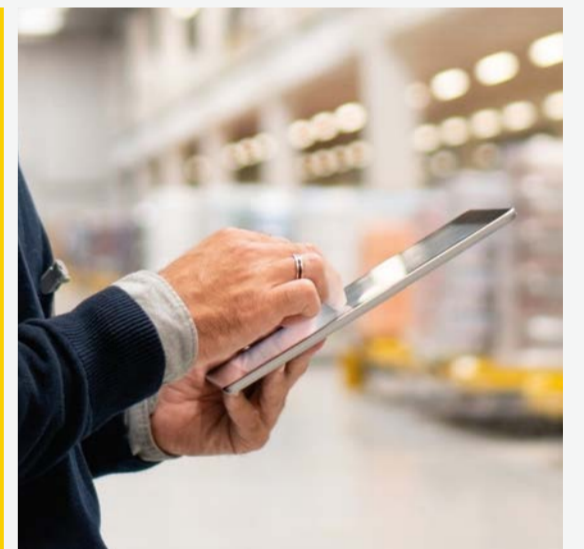
We are using smart grid technology which can involve the use of roof mounted PVs and battery storage, allowing occupiers to manage power usage and maximise the use of renewable energy.

4.

We are encouraging sustainable travel by providing EV charging points as well as cycle storage and sustainable transport links.

5.

We are committed to reducing carbon emissions by 36%.



6.

We are using embodied carbon assessments to reduce our carbon footprint by considering the manufacturing, transportation and construction of building materials, together with end-of-life emissions.

7.

We are providing roof lights to maximise daylight.

within touching distance

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Located at the heart of the country in one of the UK's most prominent locations for logistics, distribution and manufacturing, you'll find Peddimore. Situated less than 3 miles from the M42 (J9) and the M6 (J5 or Toll T3), Peddimore provides rapid access to the UK's national motorway network and an unrivalled ability to reach 92% of the UK's population in under 4.5 hours by HGV. A truly future focused location, in every sense.

Motorway connections

M42 J9	2.5 miles
M6 J5	2.6 miles
M6 Toll T3	3 miles
M42 / M40 interchange	18 miles
M6 / M69 interchange	20 miles
M42 / M5 interchange	29 miles
M6 / M1 interchange	31 miles
M1 / M25 interchange	93 miles
M5 / M4 interchange	94 miles

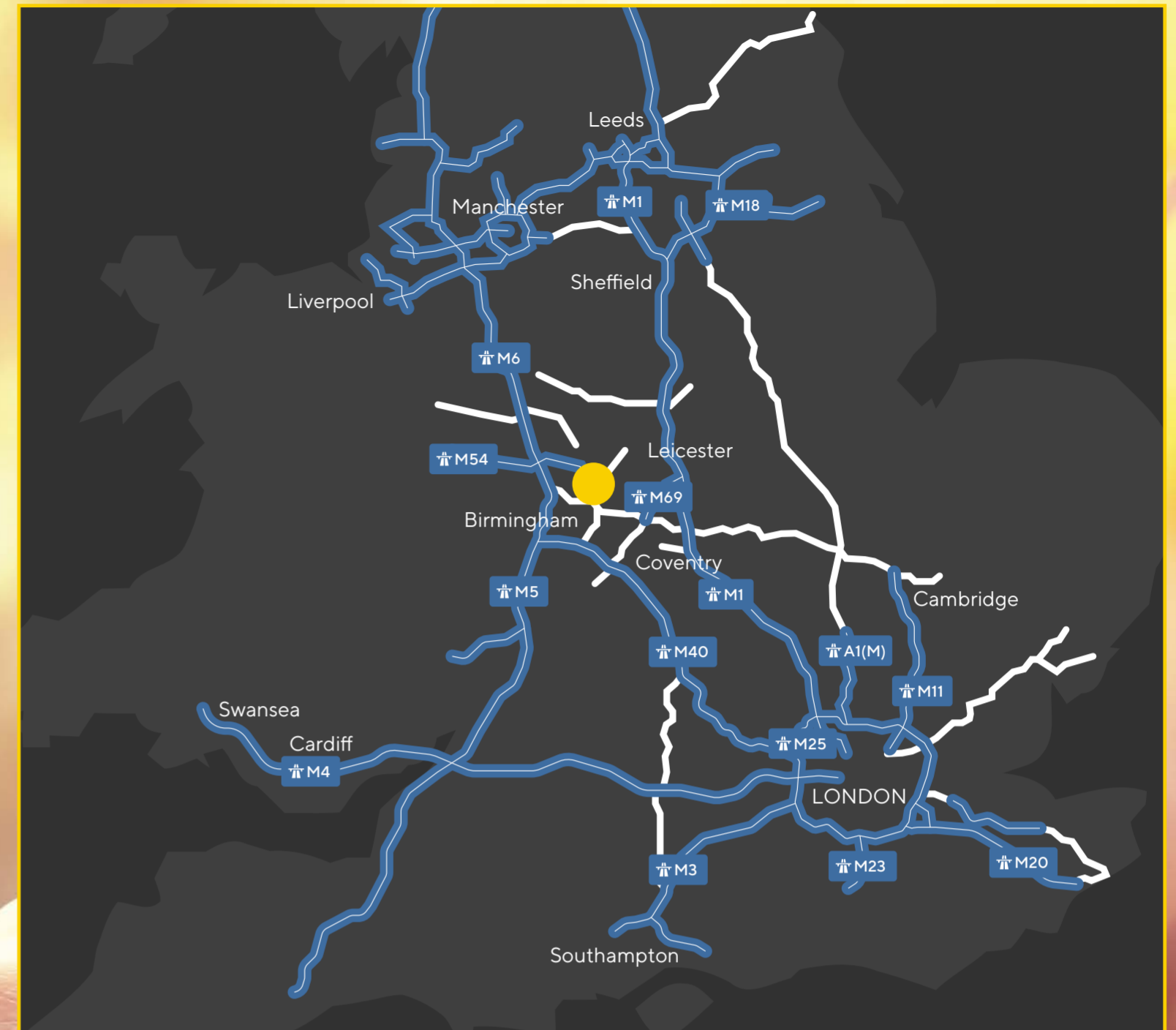
City connections

Central Birmingham	7 miles
Birmingham International Railway Station	9.5 miles
Birmingham Airport	9.6 miles
HS2 Interchange	9.7 miles
Coventry	21 miles
Manchester	89 miles
London	114 miles

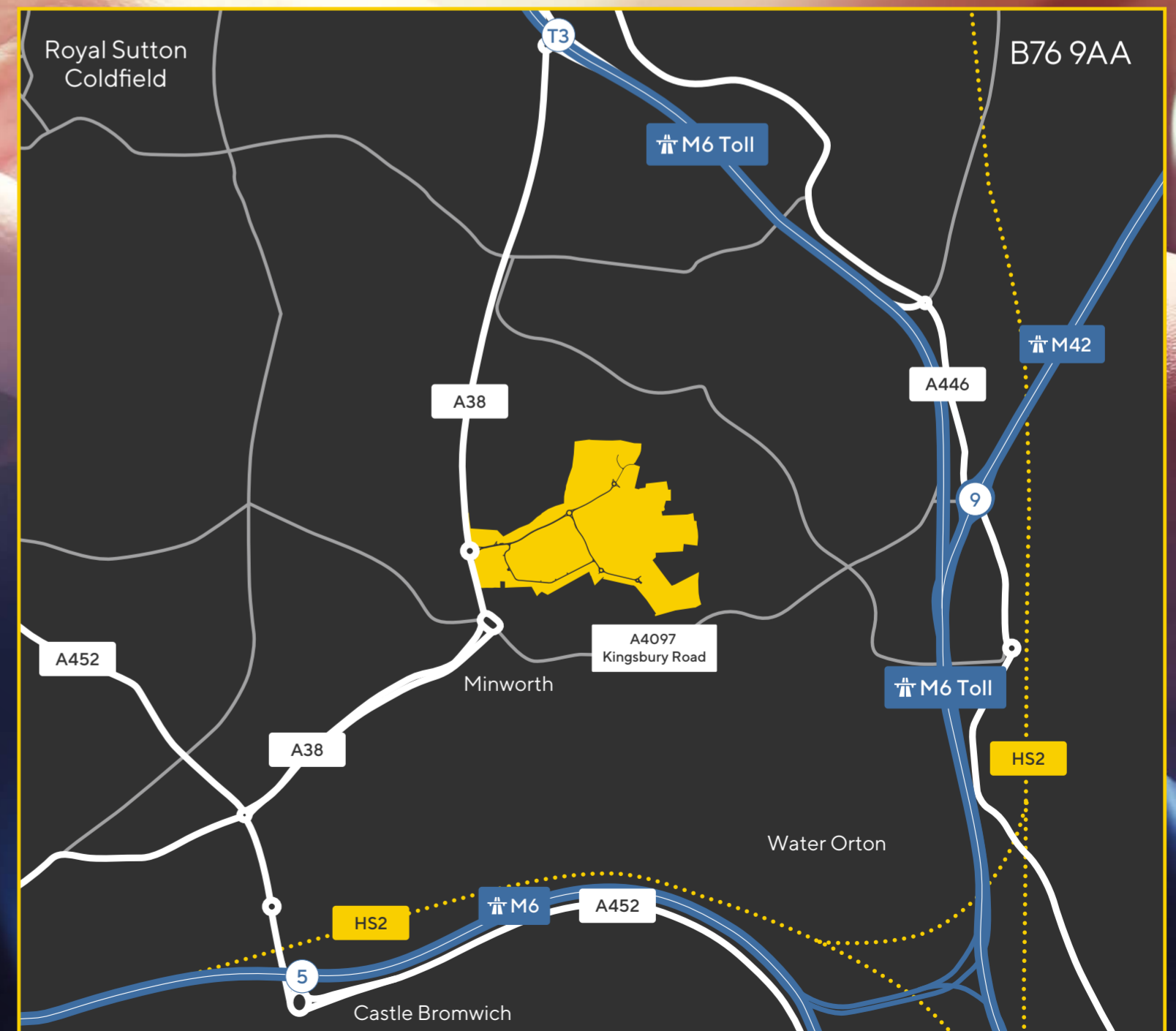
Intermodal connections

Birch Coppice	12 miles
East Midlands Airport	32 miles
DIRFT Rail Freight Terminal	35 miles
Port of Liverpool	106 miles
London Gateway Port	142 miles
Port of Southampton	143 miles
Port of Felixstowe	163 miles

Source: Google Maps



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IM Properties is one of the UK's largest privately-owned property companies, with a commitment to delivering innovative sustainable developments and a track record of delivery across all sectors of commercial real estate.

IM Properties has developed over 10m sq ft of industrial and logistics real estate becoming renowned in the industry for the consistent delivery of strategically located, award-winning schemes. The business has grown to encompass a real estate portfolio valued in excess of £1bn. With a customer-focused approach to development, IM Properties is a market leader in quality building and has developed schemes for many blue chip customers across the globe, all delivered with local market knowledge and expertise.

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