



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

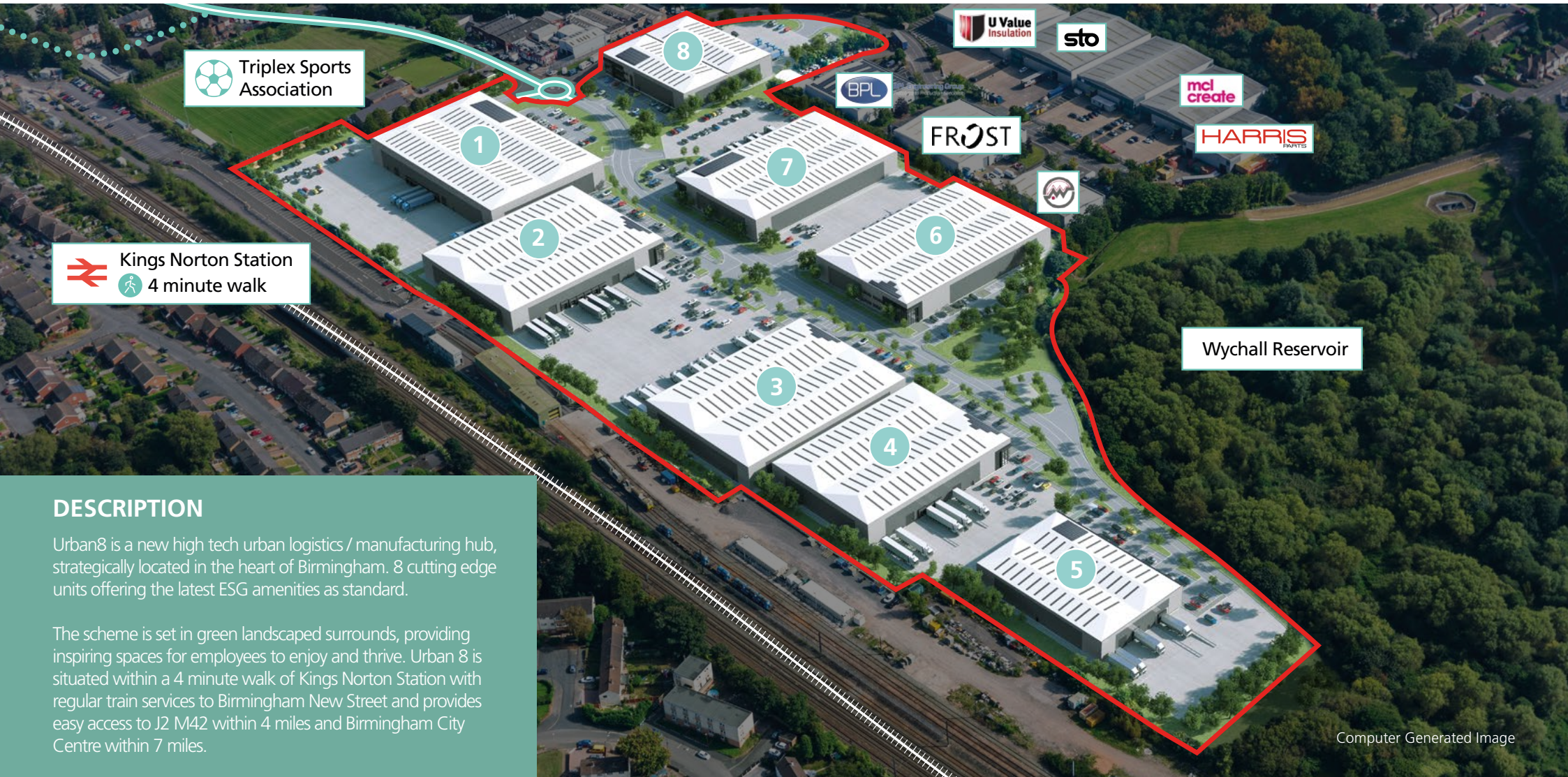
- 4 miles to M42 J2
- XL Power supplies to each unit (5MVA on site)
- Up to 45m secure service yards
- Secure detached units
- Up to 12.5m clear height
- BREEAM 'Excellent'
- EPC A
- EV charging
- Solar PV's to each unit


BIRMINGHAM




Computer Generated Image

BIRMINGHAM



 Triplex Sports Association

 Kings Norton Station
4 minute walk

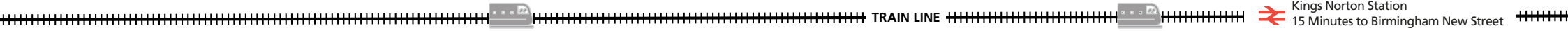
Wychall Reservoir

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





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	70,000	12.5m	45m	630kVA	7	2	113	2	£17,899pa
2	57,000	3,000	60,000	10m	45m	540kVA	6	2	101	2	£15,377pa
3	52,250	2,750	55,000	10m	45m	500kVA	6	2	90	2	£14,085pa
4	39,900	2,100	42,000	10m	38m	380kVA	3	2	64	2	£10,764pa
5	24,700	1,300	26,000	8m	38m	230kVA	1	2	47	2	£6,643pa
6	50,350	2,650	53,000	10m	38m	480kVA	5	2	83	2	£13,532pa
7	50,350	2,650	53,000	10m	35m	480kVA	5	2	84	2	£13,532pa
8	38,000	2,000	40,000	10m	35-45m	360kVA	4	2	69	2	£10,210pa

* 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

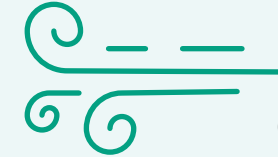
SUSTAINABILITY IS AT THE HEART OF EVERYTHING WE DO

The development is to benefit from the following sustainability credentials:

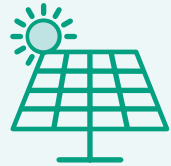
BREEAM EXCELLENT



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

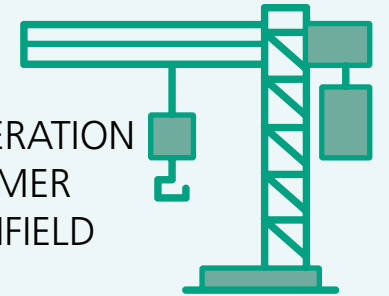


OFFICE LED LIGHTING

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

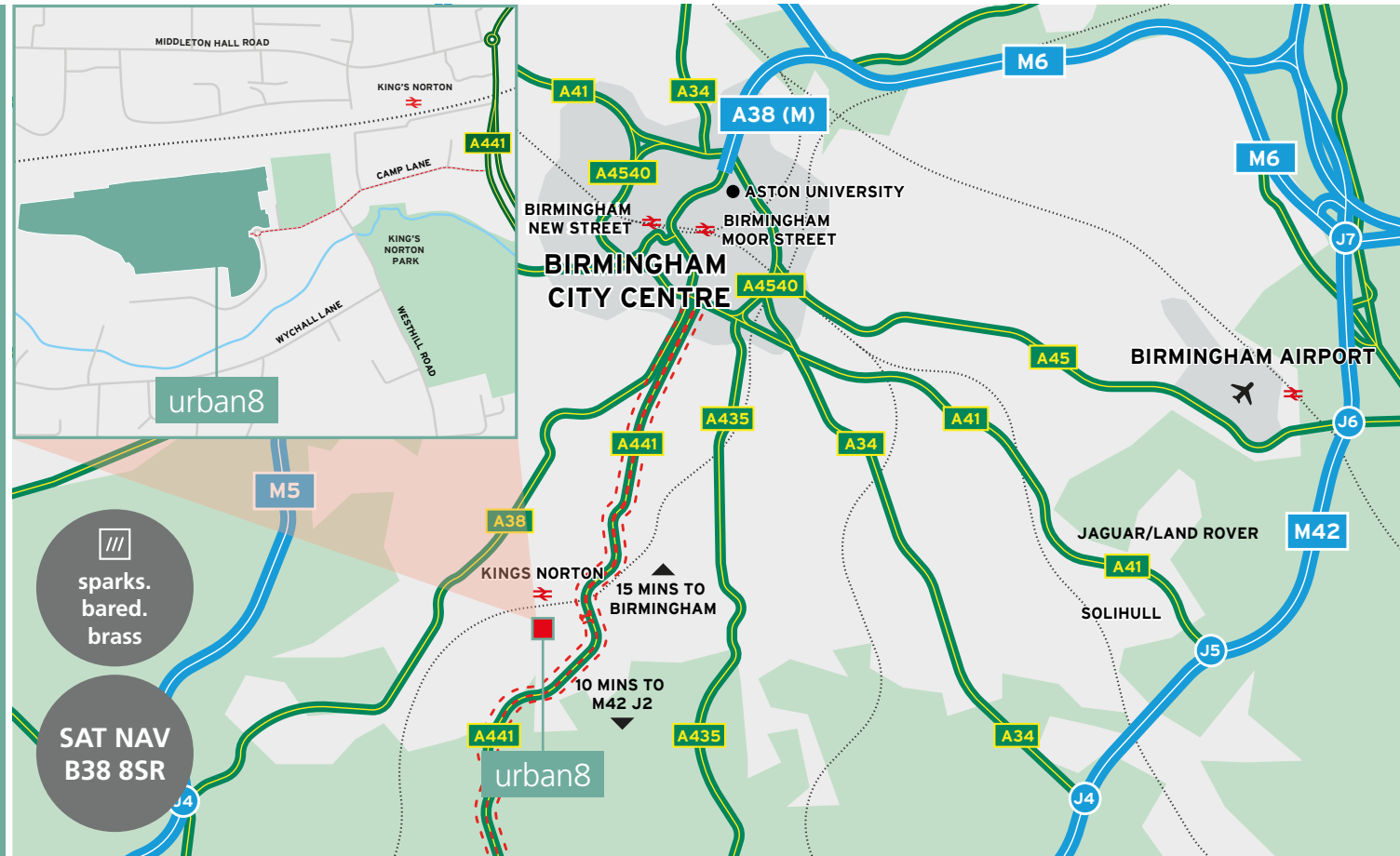


LOCATION

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

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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