



# INDURENT

PARK TAMWORTH T119

B78 2EY  
///SCHOOL.SCRIPT.TREND

Available for immediate occupation

T119 TO LET  
119,372 SQ FT (11,090 SQ M)



With EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices

Accreditation of BREEAM Excellent for units over 70,000 sq ft



Warehousing that Works.

# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Tamworth T119 provides versatile industrial and logistics warehousing in a prime location in the heart of the Midlands. Current occupiers in the vicinity include big names such as Aldi, DFS, Speedy Hire, DB Schenker and UPS.

## An ideal location for the Midlands and beyond

This thriving 32-acre distribution site is ideally located adjacent to junction 10 of the M42. Birmingham City Centre is approximately 15 miles to the south west via J4A of the M6 providing extensive access to the greater midlands area.

Occupants of Indurent Park Tamworth will also benefit from being within 5 minutes of Birmingham Intermodal freight terminal, operated by the UK's foremost multimodal transport and container handling specialists, Maritime.



Your unit will be part of a well-established business park, ideally located for national distribution.



Smart LED lighting helping you reduce energy consumption by up to 75%.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent accreditation for units over 70,000 sq ft.



With an EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.





TO NOTTINGHAM & M1 NORTH

TO BIRMINGHAM

M42 J10

EUROPOOL

ITG

SMUK

WINIT

MOONPIG

T119

SUPERSMART

# Why choose Indurent Park Tamworth?



Strategically located on the M42, J10.



Average full time weekly wage of £540.60 (11.78% lower than the UK average)\*.



5 minutes drive to BIFT.



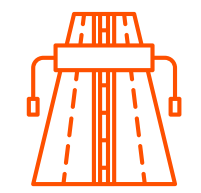
Health and wellbeing amenities on-site including trim-trail.

# You're well-connected.



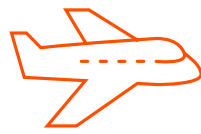
**5 MINUTES**

drive to Birmingham Intermodal Freight Terminal



**0.5 MILES**

to M42 J10



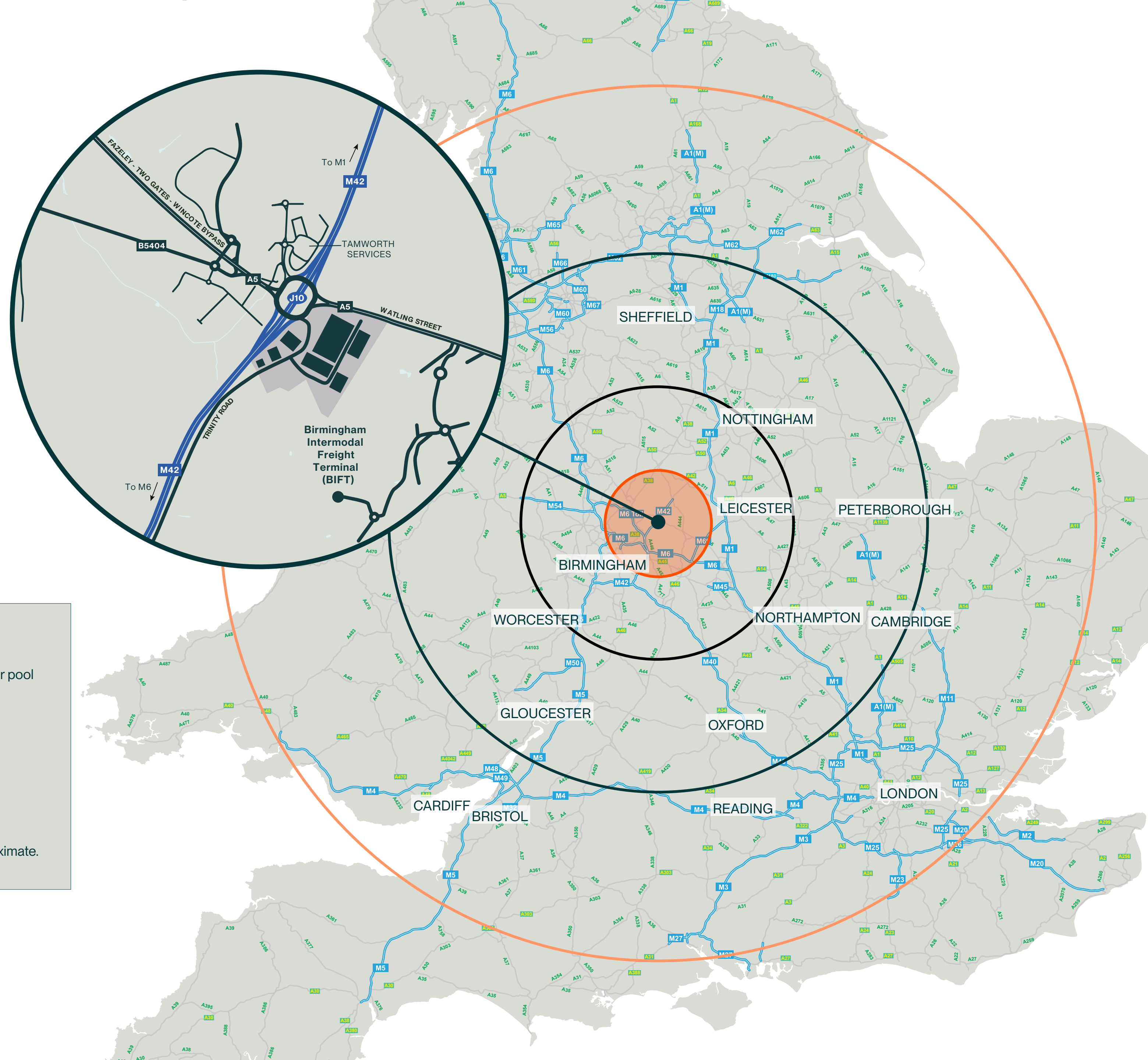
**4.3 MILES**

to Birmingham Airport



**17 MILES**

from Birmingham City



**Drive times**

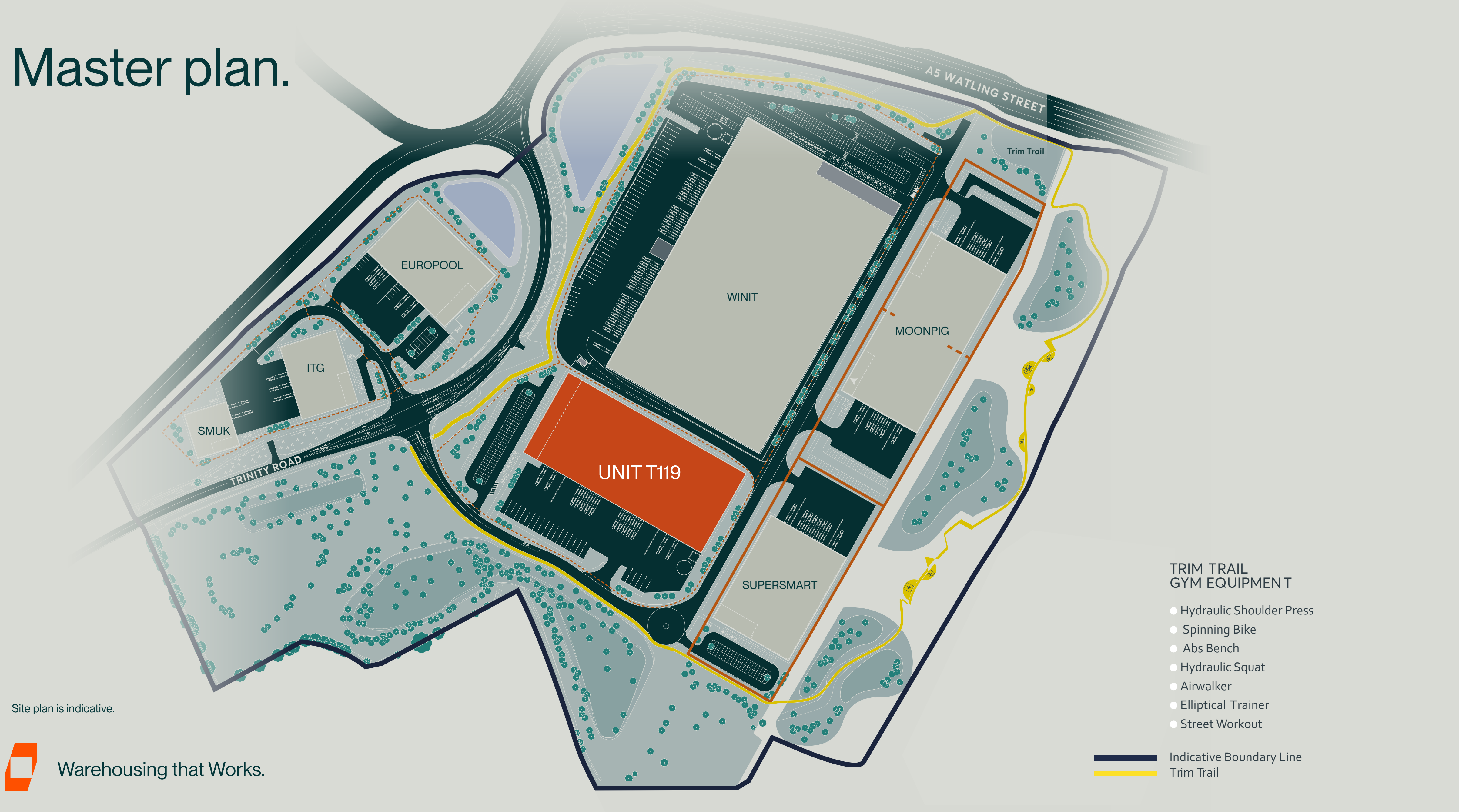
- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



Warehousing that Works.



# Master plan.



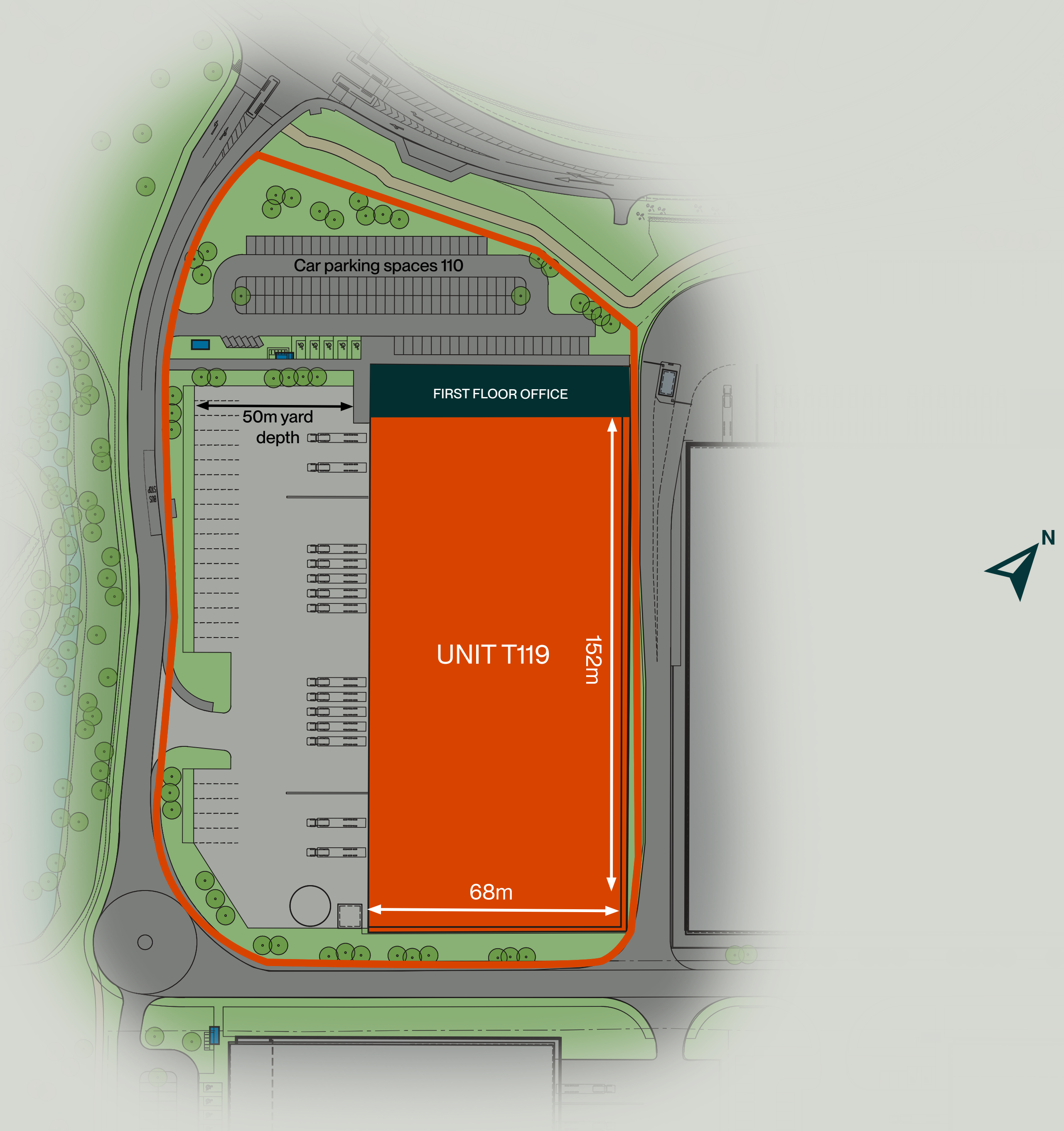
Site plan is indicative.

## TRIM TRAIL GYM EQUIPMENT

- Hydraulic Shoulder Press
- Spinning Bike
- Abs Bench
- Hydraulic Squat
- Airwalker
- Elliptical Trainer
- Street Workout

 Indicative Boundary Line  
 Trim Trail

# Unit T119 plan.



Site plan is indicative.

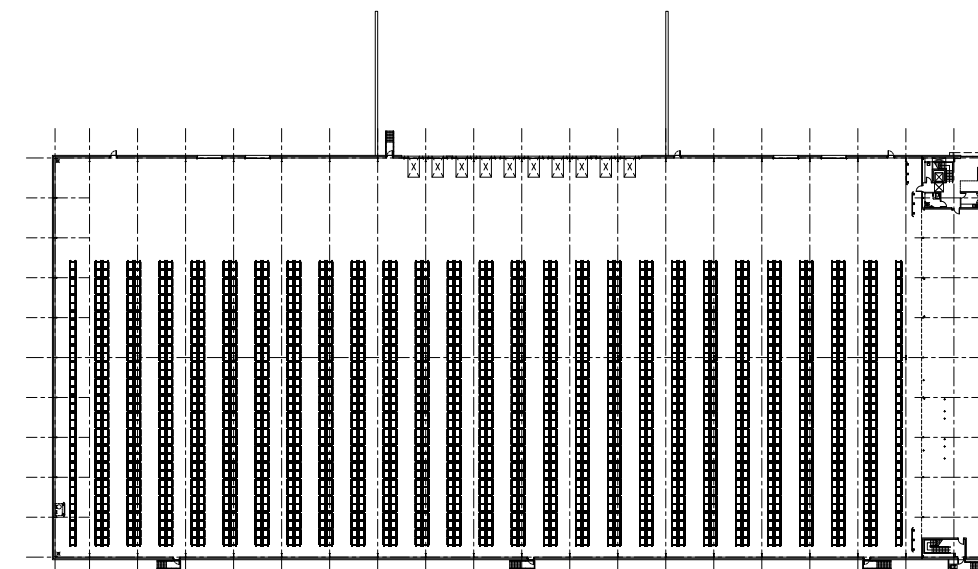


Warehousing that Works.

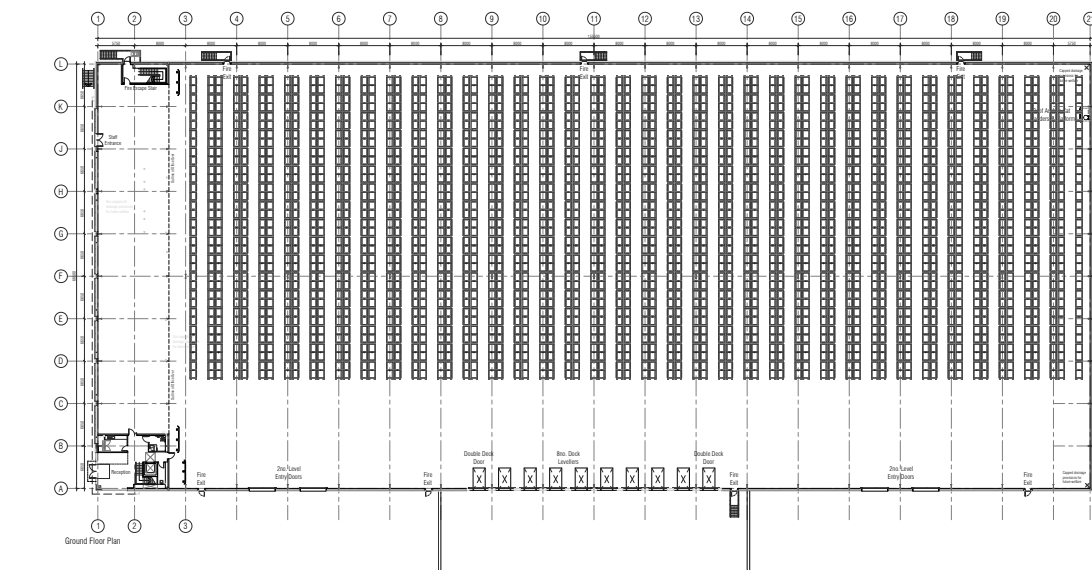
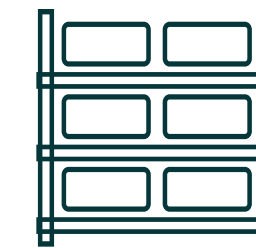
# Schedule of accommodation.

UNIT T119	
WAREHOUSE INC GF CORE	111,413 SQ FT (10,350.6 SQ M)
OFFICE	7,669 SQ FT (712.5 SQ M)
PLANT DECK	290 SQ FT (26.9 SQ M)
TOTAL INC. PLANT DECK	119,372 SQ FT (11,090 SQ M)
HEIGHT	12.5M
FLOOR LOADING	50 KN/M2
DOCK LEVEL LOADING DOORS	10
LEVEL ACCESS LOADING DOORS	4
YARD DEPTH	50M
CAR PARKING SPACES	110
HGV PARKING SPACES	23
EV CHARGING POINTS	10

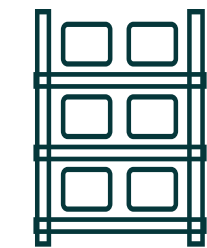
## Indicative racking options



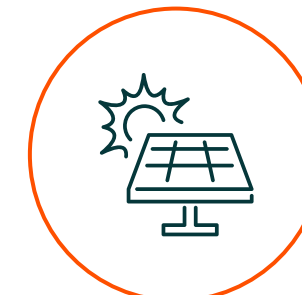
WIDE RACKING  
8,840 PALLETS



NARROW RACKING  
11,900 PALLETS



50kN floor loading



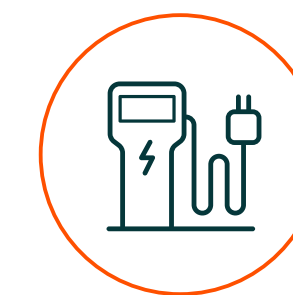
60 kWp PV solar panel array. Roofs designed to take 100% PV as standard



Office space with lift and separate staff canteen



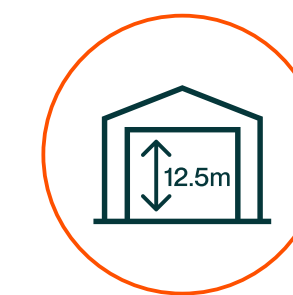
750 kVA of power supply available



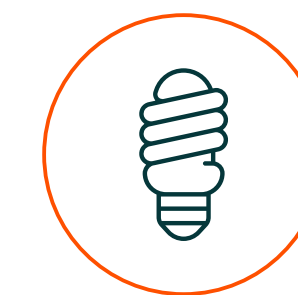
EV car charging



15% roof lights



12.5m internal height subject to planning



Intelligent LED lighting to the warehouse

\*All floor areas are approximate gross internal areas.



We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

## LET'S TALK



**GEORGE GOLDSMITH**

*Asset Manager*

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Warehousing that Works.





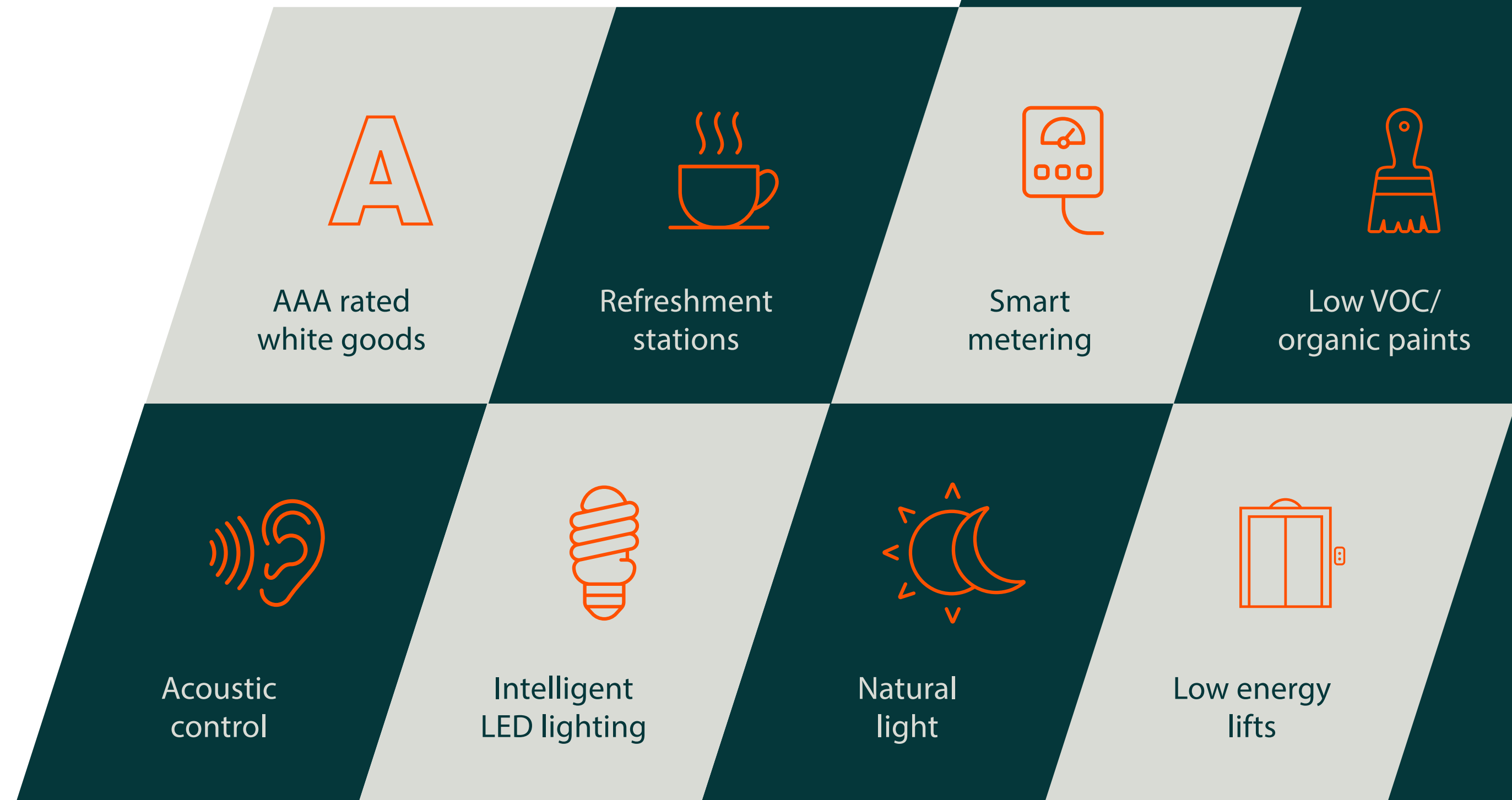
# The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded





EV chargers installed as standard



Solar PV as standard, can be increased to 100% roof coverage as required



# Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.

Images are indicative only.

# High performance space where you need it.



**GEORGE GOLDSMITH**

*Asset Manager*

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