

LONGBRIDGE BUSINESS PARK

LONGBRIDGE
BIRMINGHAM
B31 2AJ



Build to Suit Opportunities

Leasehold/Freehold ~ 30,000 - 450,000 sq ft

Offices/Hi-tech/Production/R&D/Manufacturing

longbridgebirmingham.co.uk



stmodwenlogistics.co.uk/property/longbridge-business-park/

INSPIRATIONAL LOCATION



Longbridge is one of the largest regeneration schemes in the UK, combining the delivery of 9,000 new jobs with over 4,000 homes.

More than 760,000 sq ft of accommodation has already been built, with plans for a further 1,000,000 sq ft of commercial space.



WHY LONGBRIDGE BUSINESS PARK?



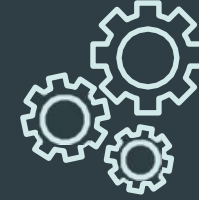
Tier One fibre data connection



Up to **32 mva** of power supply on the estate



Offers one of the **Largest** labour pools in the West Midlands



Population of 1.9m within 30 mins and 5.5m in 60 mins drive time



Commutable
7 mins to M42 and 5 mins to M5 motorways



Prominent site providing **direct access** on to the A38



Accessible
Regularly served by over 350 buses per day
Trains every 10 mins



Up to **4,000** new homes across Longbridge



468 Acres of development in Longbridge



Individual units up to **450,000 sq ft**



Home to **Major Brands** including Marks and Spencers, Sainsburys



Area Action Plan provides statutory planning framework up to **1,000,000 sq ft**



Established location with **3,000** Jobs created so far



90% of the UK population within 4 hours or less



27 Acres of attractive green space in Longbridge

SITE PLAN



DESIGN OPTIONS

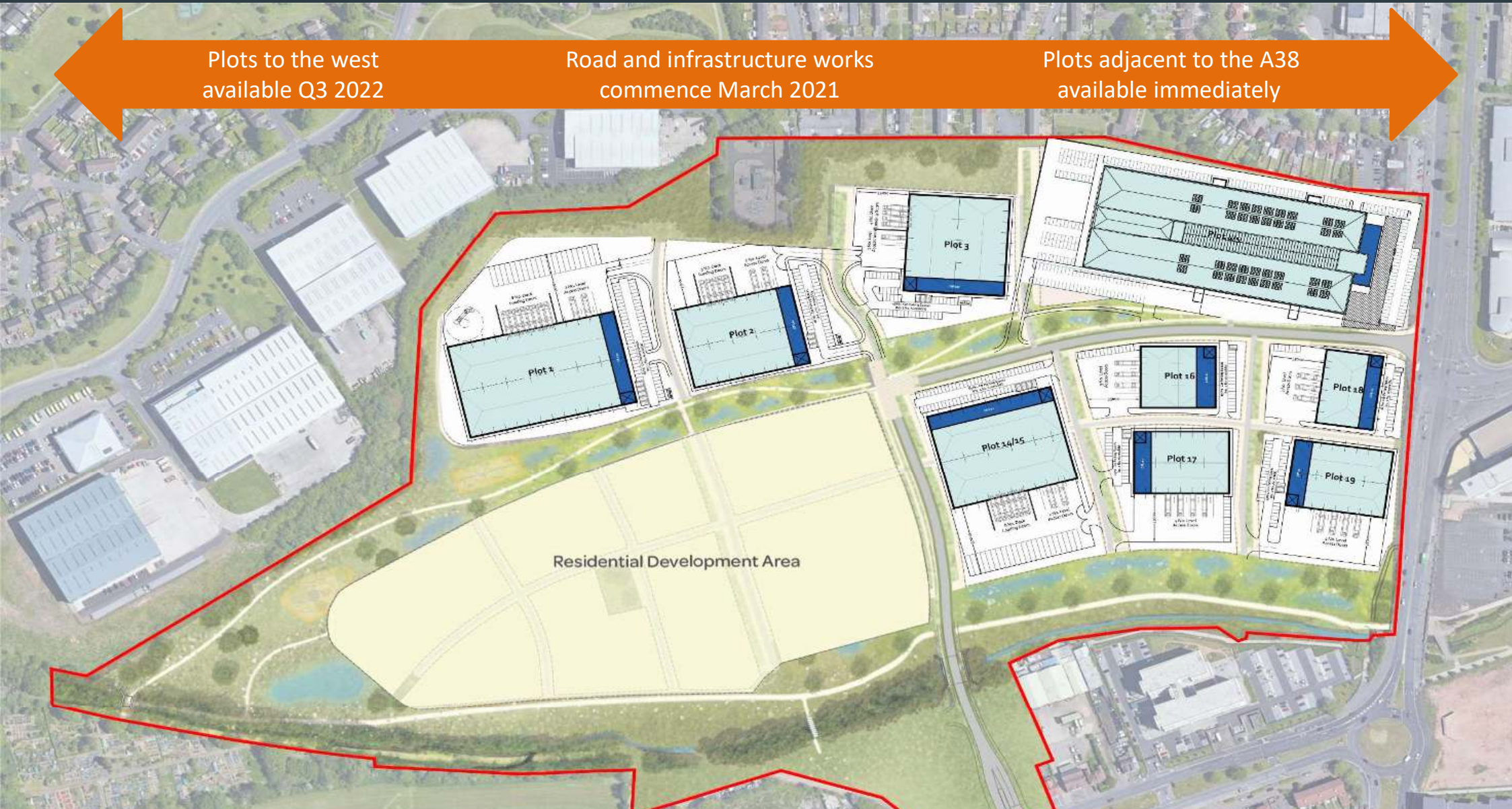


INDICATIVE LAYOUT

Plots to the west
available Q3 2022

Road and infrastructure works
commence March 2021

Plots adjacent to the A38
available immediately



Plots 1 & 2 can combine to provide 150,000 sq ft of single floorplate, 300,000 sq ft over two floors

Plots 15 - 19 can combine to provide 200,000 sq ft of single floorplate, 400,000 sq ft over two floors

ACCESSIBLE LOCATION

BY CAR

Birmingham City Centre	31 minutes
Birmingham Airport	32 minutes
Central London	2 hours 25 minutes
London Heathrow Airport	1 hour 46 minutes
Manchester	2 hour 20 minutes
Leeds	2 hours 21 minutes
Bristol Airport	1 hour 34 minutes

Source: Google, 2020

BY TRAIN

Longbridge train station provides frequent services to Birmingham New Street and Grand Central in the city centre.

Birmingham City Centre	21 minutes
Birmingham Airport	35 minutes
London Euston	1 hour 57 minutes
Manchester	2 hours 10 minutes
Bristol	2 hours 10 minutes
Leeds	3 hours 7 minutes
Glasgow	5 hours 20 minutes

Source: Google, 2020

BY BUS

Over 350 buses a day serving not only the surrounding communities but also Birmingham City Centre, Solihull, Bromsgrove and the wider region.

SAT NAV B31 2UQ



31 MINUTES

BIRMINGHAM
CITY CENTRE

94 MINUTES

BRISTOL AIRPORT

106 MINUTES

LONDON HEATHROW
AIRPORT

116 MINUTES

MANCHESTER



Contact us to discover what space solutions are suitable for you

Andrew Venables

0121 609 8427

andrew.venables@avisonyoung.com

Tesni Thacker

0121 609 8339

tesni.thacker@avisonyoung.com



Nick Williams

0121 634 8401

nwilliams@savills.com

Charles Spicer

0121 634 8407

caspicer@savills.com



Jo Szegota

07583102813

jo.szegota@stmodwen.co.uk

Elliot Sellars

0121 634 8407

Elliot.sellars@stmodwen.co.uk

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