

LONGBRIDGE 155

THE COFTON CENTRE



150 Groveley Lane
B31 4PT



LONGBRIDGE 155 TO LET - HIGH QUALITY INDUSTRIAL & DISTRIBUTION WAREHOUSE
154,393 SQ FT (14,340 SQ M) READY Q3 2022

Indicative computer generated image.

LONGBRIDGE 155 THE COFTON CENTRE

Longbridge 155 is situated at The Cofton Centre, a self contained secure, managed estate which is an integral part of the largest regeneration project in the West Midlands. The site is able to accommodate a wide range of industrial and distribution uses.

Situated only 1.5 miles from St. Modwen's new £70 million Longbridge town centre and the highly successful Technology Park, Longbridge 155 offers occupiers an ideal opportunity to become part of an established commercial centre.

St. Modwen is passionate about creating space for customers to thrive and is leading the way in delivering quality places to live and work that enhance communities and create opportunities for growth.

**Changing places.
Creating better futures.**



Indicative computer generated image.

LONGBRIDGE 155 THE COFTON CENTRE

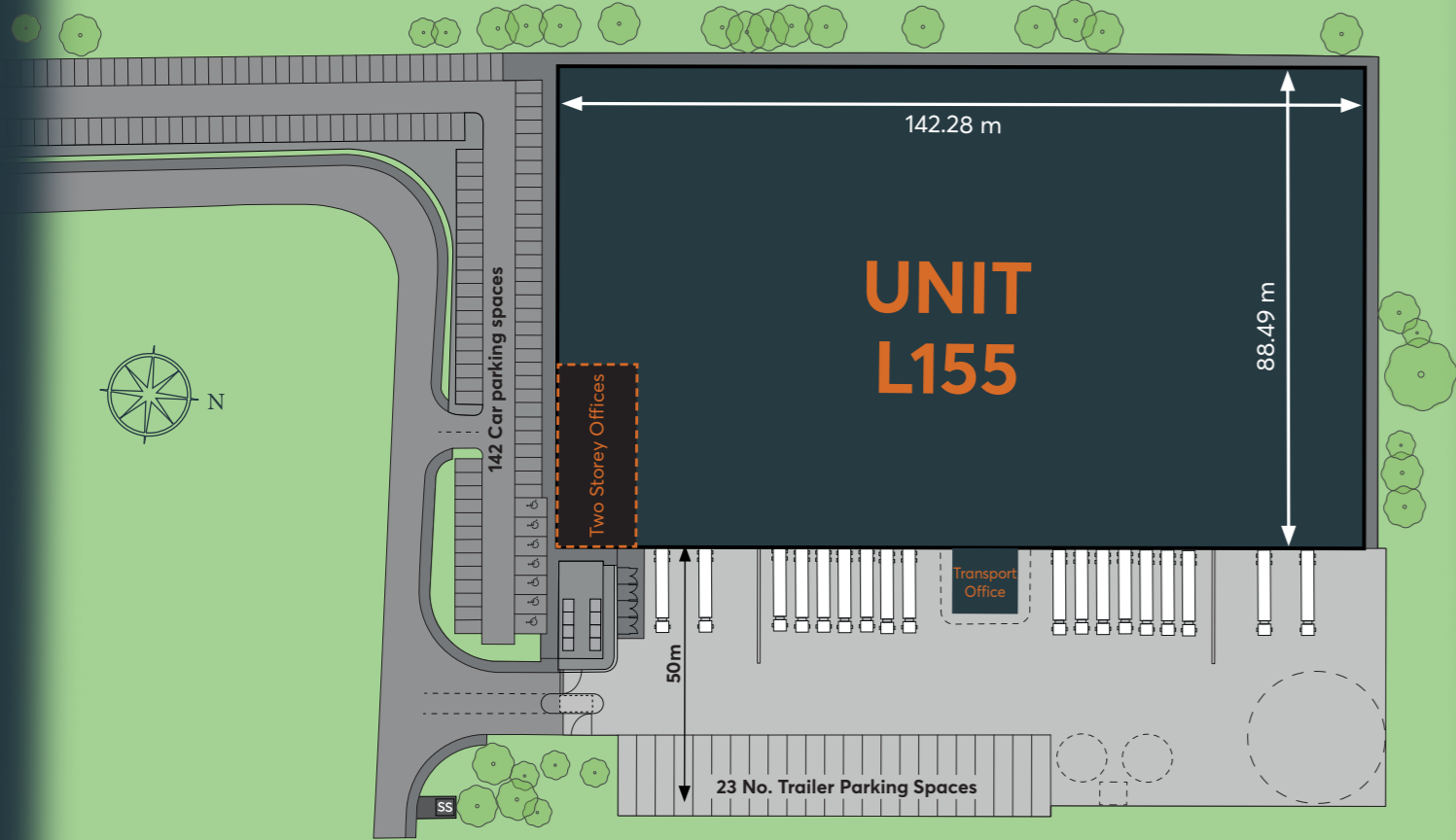
WHY THE COFTON CENTRE?

- 3 miles to junction 4 of the M5 motorway and junction 2 of the M42 motorway
- 9 miles to Birmingham city centre
- Trains to Birmingham every 10 minutes from Longbridge Train Station
- Excellent local amenities including Premier Inn Hotel and retailers such as Sainsbury's, M&S, Costa Coffee, Greggs, Busy Bees Nursery and a gym

**BECOME PART OF THIS
ESTABLISHED AND POPULAR
COMMERCIAL CENTRE**



Indicative image.



Site plan is indicative.



Indicative images.

LONGBRIDGE 155
THE COFTON
CENTRE

THIS HIGH QUALITY INDUSTRIAL & DISTRIBUTION WAREHOUSE WILL BE AVAILABLE FROM Q3 2022.

LONGBRIDGE 155

WAREHOUSE	140,865 sq ft	13,086 sq m
GROUND FLOOR CORE	902 sq ft	83 sq m
FIRST FLOOR OFFICE	4,659 sq ft	432 sq m
SECOND FLOOR OFFICE	4,659 sq ft	432 sq m
TRANSPORT OFFICE	3,308 sq ft	307 sq m
TOTAL	154,393 sq ft	14,340 sq m
Yard depth		50m
Clear internal height		15m
Loading docks		12
Euro docks		2
Level access loading doors		4
Floor loading		50 KN/m ²
HGV parking spaces		23
Car parking spaces		142
Electric car charging points (Additional cost to upgrade power to 1 or 3 MVA)		28
Power		665 kVA
Roof lights		15%

All floor areas are approximate gross internal areas:



50 KN per m² floor
loading (uniform
distributed)



15m clear
internal height



First floor offices



12 loading docks
including four level
access loading doors



Electric charging
vehicle points

SPECIFICATION

This high quality space will have planning consent for warehouse/distribution (B8) warehouse, manufacturing and light industrial uses within uses classes B8, B2 and B1c (superseded to use class E as of 1st September 2020), with warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor and second floors.

Externally there is a dedicated secure service yard, private parking and loading area, as well as sustainable amenities such as electric car charging points.



First and second floor offices

- Open plan office accommodation
- Comfort cooling
- Suspended ceilings
- Raised access floors
- Internal windows to warehouse
- Intelligent LED Lighting
- SUDs (sustainable drainage)
- Hybrid air source heat pump
- Recycled carpets
- Low VOC / Organic paints



Warehouse

- Up to 12.5 m clear internal height
- 50 KN/sq m floor loading
- 15% roof lights
- Racking flexibility (wide aisle / narrow aisle)
- 14 dock doors (Inclusive of 2 double height)
- 4 level access doors
- Plant deck/mezzanine



External

- 50m deep secure yards
- Designated car parking
- Electric vehicle charging points
- Structured landscapes
- Habitat sculpture
- Green energy
- Amenity space
- Site security
- Defibrillators
- Maintained roads
- Photovoltaics

Service charge

An estate service charge will be levied to cover costs incurred in maintaining the estate.

Terms

St. Modwen will lease units to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

Planning

Planning consent will be for warehouse, manufacturing and light industrial uses within uses classes B8, B2 and B1c (superseded to use class E as of 1st September 2020).

Warranties

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

EPC

Available upon completion

BREEAM rating

Target BREEAM rating of Excellent

St. Modwen Logistics designs, builds, owns and manages high-quality logistics assets in the UK.

Concentrated around major infrastructure and conurbations, customers include some of the world's biggest logistics and e-commerce organisations as well as significant national and regional enterprises. As one of the UK's most active developers of speculative and built-to-suit logistics buildings, our commercial development activity is focused on sites where we are well-positioned to meet the needs of our customers.

We build and own warehouse properties for a range of customers by using our strategic land or acquiring land from third parties while drawing up plans based on expected local demand. With planning permission in place, we prepare the land before construction takes place to either deliver speculative buildings or create bespoke ones for customers who in turn lease the property. We own the majority of these properties for the long term.

Our team of dedicated experts focus on bringing our sites forward for both speculative and build to suit development, delivering quality buildings and outcomes via our project delivery teams, responding to our customers' requirements through our leasing teams and building long term relationships with our asset management teams.

FTSE

Part of St. Modwen Properties PLC, a FTSE 250 company

1.2m sq ft

Industrial & logistics space delivered in 2020



Experts in the planning process

30+

Years of experience

94%

of logistics space to be retained

1.6m sq ft

Committed logistics pipeline delivery

c19m sq ft

Logistics pipeline



A dedicated team of 40 skilled professionals

St. Modwen's Responsible Business Ambitions

We have chosen to focus on six core areas where we can make a sustained difference to society and the environment:



Net carbon reduction



Biodiversity & sustainable environments ambition



Diversity & inclusion



Education & future skills



Health & wellbeing



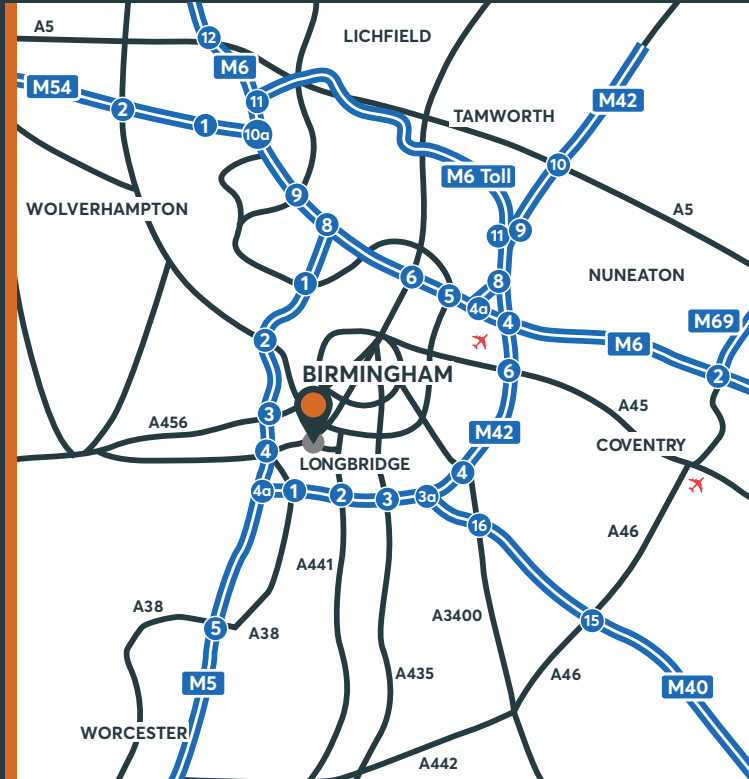
Responsible operating practices & partnerships



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B31 4PT



Maps not to scale.



LOCATION:

Coton Centre
150 Grovely Lane
Coton Hackett
Birmingham
B31 4PT

DISTANCES:

J2 M42	3.8 miles
J4 M5	3.1 miles
Birmingham City Centre	7 miles
Birmingham Airport	19 miles
Bristol	79 miles
Manchester	132 miles
London Heathrow	102 miles

Travel distances are approximate

**AVISON
YOUNG**
0121 236 8236
avisonyoung.co.uk

Tesni Thacker
tesni.thacker@avisonyoung.com
07944 834 660

savills.co.uk savills
0121 634 8400

Charles Spicer
caspicer@savills.com
07972 000105
Christian Smith
christian.smith@savills.com
07808 784789



stmodwenlogistics.co.uk

Hannah Bryan-Williams
07971 386 918
hannah.bryan-williams@stmodwen.co.uk
Jake Shilston
07971 588 070
jake.shilston@stmodwen.co.uk