



## prime manufacturing site

Build to suit opportunities  
accommodating up to 1m sq ft  
in a single building.

Freehold or Leasehold.



an  
industrial  
evolution

in every  
sense



located at the heart of the country in one of the UK's most prominent locations

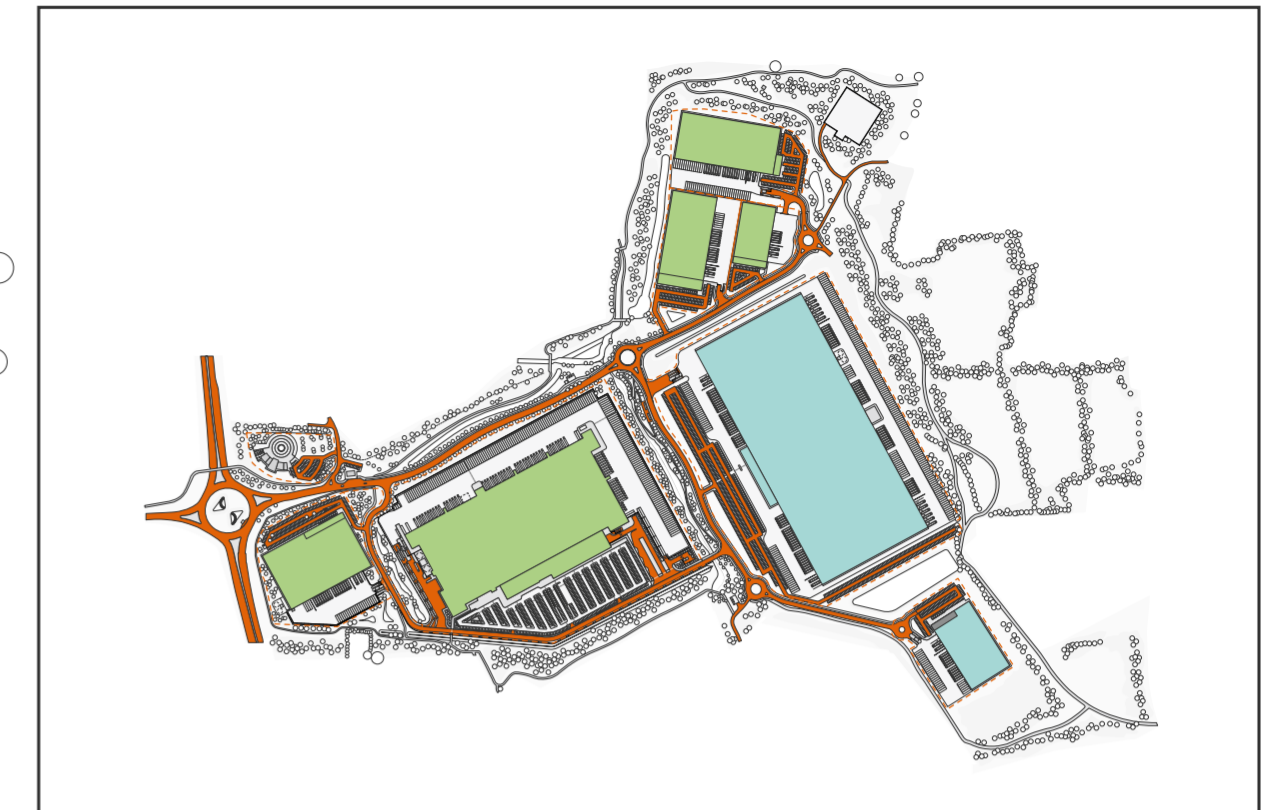


Offering build to suit opportunities up to 1m sq ft in a single building, Peddimore Birmingham is a joint project between IM Properties and Birmingham City Council designed with a focus on creating a best-in-class environment. The Site benefits from a B1 and B2 outline planning consent and can accommodate building heights of up to 23.5 metres with up to 38 MVA of power available. All bespoke enquiries are welcome on both a freehold and leasehold basis.



# open your eyes to the opportunities

This is an indicative masterplan showing what the site can accommodate but alternative layouts and unit sizes are available.



### Zone A:

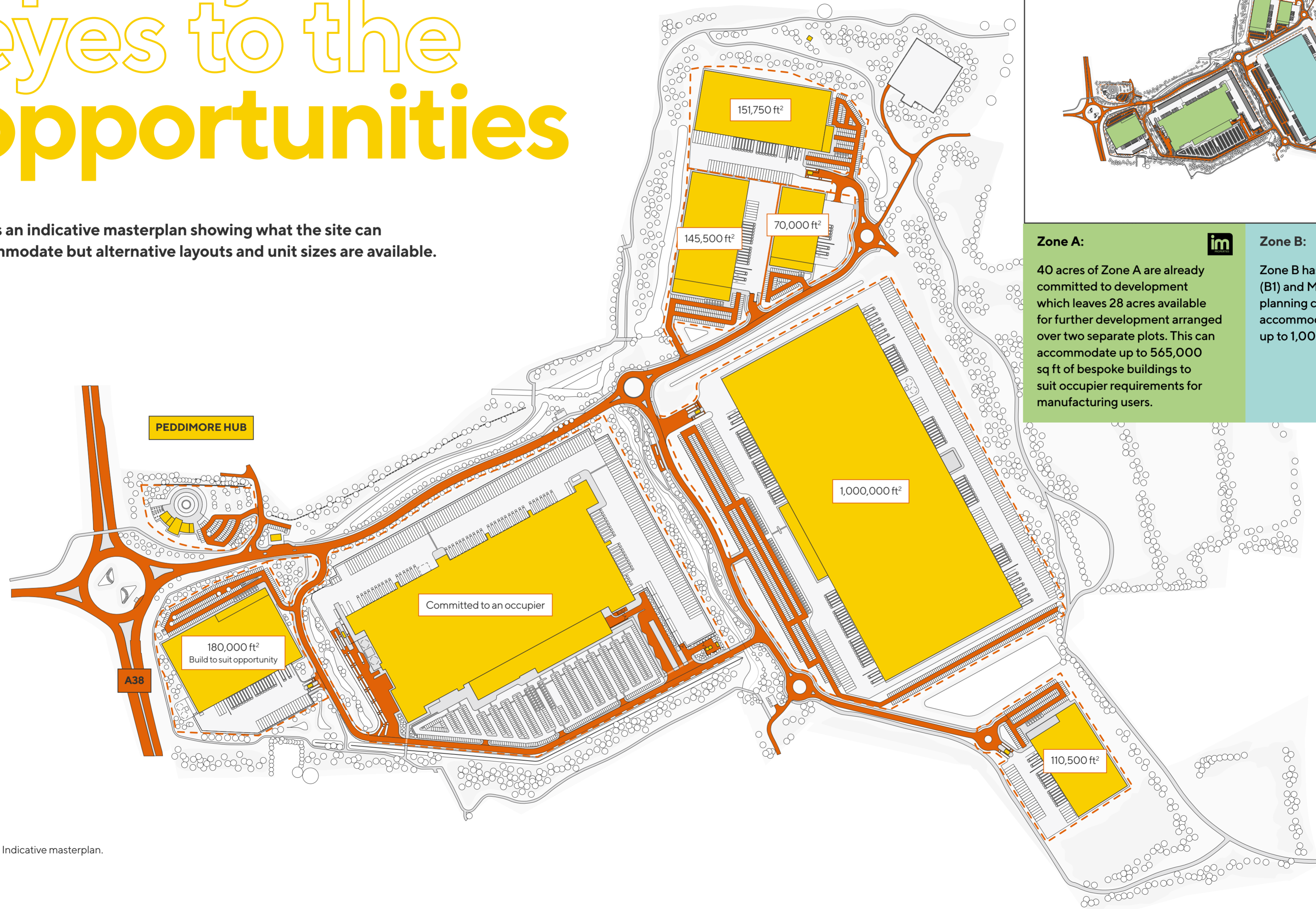


40 acres of Zone A are already committed to development which leaves 28 acres available for further development arranged over two separate plots. This can accommodate up to 565,000 sq ft of bespoke buildings to suit occupier requirements for manufacturing users.

### Zone B:



Zone B has a light industrial (B1) and Manufacturing (B2) planning consent and can accommodate a single unit of up to 1,000,000 sq ft.





why  
 work in an  
 environment  
 when  
 you could  
 work in an  
 experience?

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Introducing a new era in 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.



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# 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

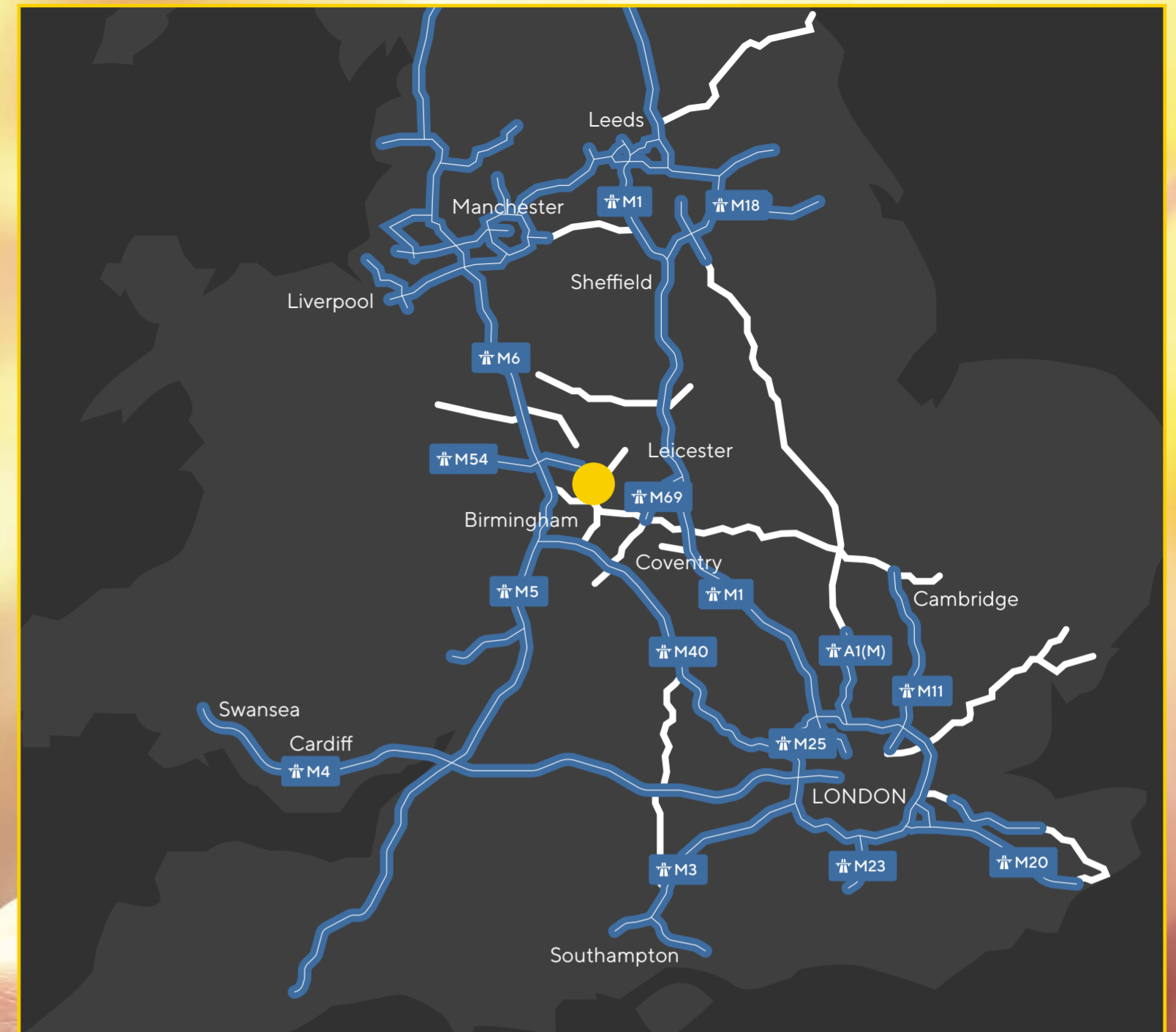
### City connections

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

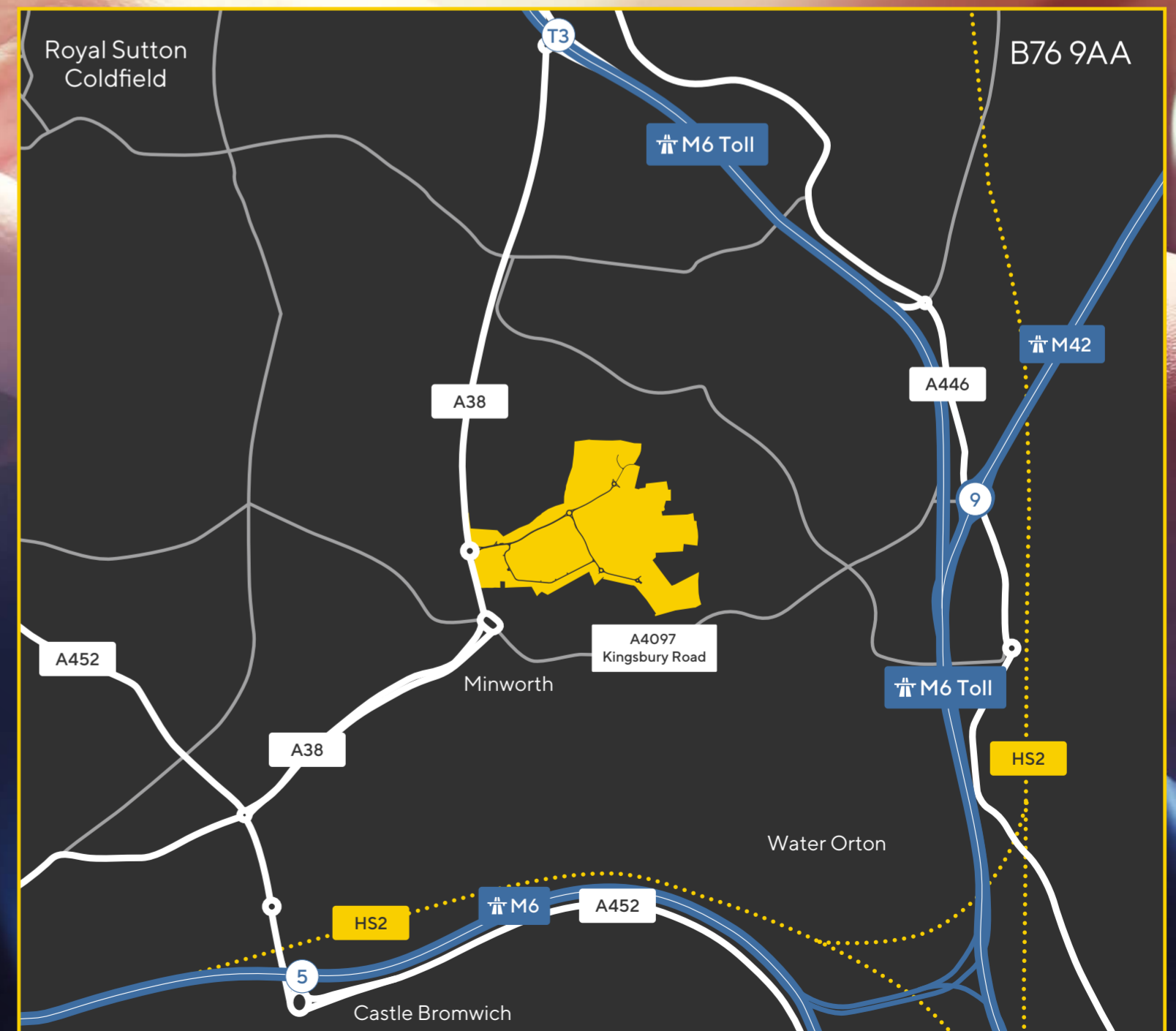
### Intermodal connections

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.

For all IM Zone A enquiries please contact:



Peter Monks  
07766 504 989  
peter.monks@cbre.com

Luke Thacker  
07733 308 558  
luke.thacker@cbre.com



Simon Norton  
07552 037 631  
simon.norton@colliers.com

Sam Robinson  
07825 437 213  
sam.robinson@colliers.com



David Willmer  
07831 820 651  
david.willmer@avisonyoung.com



Birmingham is one of the UK's largest economies with a fast growing population and a strong pipeline of new development, housing and infrastructure. Birmingham City Council's (BCC) vision and aim is to create a city of sustained inclusive growth and as the largest local authority in the country – with the biggest property portfolio – they have the opportunity to utilise the council's property and land assets in a strategic way to deliver on priorities.

The Birmingham Development Plan (BDP) was adopted by BCC in January 2017 and sets out the growth strategy for the city to 2031. Peddimore is the BDP's flagship employment allocation. BCC is committed to the development of Peddimore to meet the council's ambition to grow employment opportunities and meet expansion demand from the local and wider Midlands and UK economy.

For all BCC Zone B enquiries please contact:



Charlie Spicer  
07972 000 105  
caspicer@savills.com

[peddimorebirmingham.com](http://peddimorebirmingham.com)

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