

ST. MODWEN PARK BROOMHALL



WR5 2QR

///FATHERLY.TRAPS.HURTS



An EPC A rating can help customers lower their energy costs



Placing this building in the top 10% of UK warehouses for sustainability

FINAL TWO HIGH QUALITY WAREHOUSE & INDUSTRIAL UNITS AVAILABLE TO LET SUMMER 2024

UNIT 6: 32,000 SQ FT (2,973 SQ M)

UNIT 7: 40,000 SQ FT (3,716 SQ M)

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. **Units 6 and 7** are **highly sustainable warehouses** that will deliver benefits for your business, your people and the environment.

An ideal location for the Midlands

St. Modwen Park Broomhall comprises a 17 acre (6.9 ha) development site in an established industrial and logistics location. The park provides excellent connectivity to the M5 motorway and is just 1.3 miles from junction 7.

*data obtained using TM54 energy modelling software.



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



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



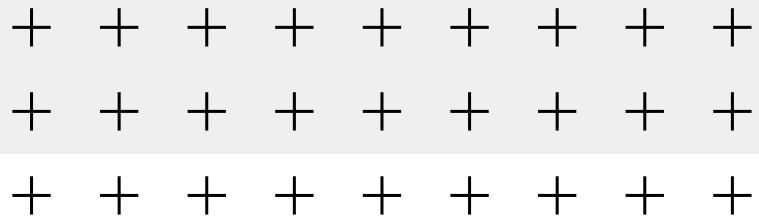
15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



Secured planning consent for **B2 and B8** use, allowing your business to hit the ground running.



Fully networked smart meters collect half hourly and real time **energy data**, allowing alignment with **ESG targets** and contributing towards **net zero carbon targets**.



Why choose St. Modwen Park Broomhall?



Ideally located for national distribution



Local amenities include Tesco Superstore, restaurants, a nursery & pre-school and a garden centre



Excellent connectivity to M5, J7 (1 mile away)



Within the South Worcester Urban Extension

J7
M5

BIRMINGHAM

BRISTOL

A440

**SOUTH WORCESTER URBAN
EXTENSIONS - EMPLOYMENT**

NORTON ROAD

UNIT 5 - LET

UNIT 3 - LET

UNIT 4 - LET

UNIT 1 - LET

UNIT 2 - LET

UNIT 7

UNIT 6



Strong local labour

over 55,000 workforce within 5 miles



Highly skilled workforce

can be drawn upon from the Worcester area and other surrounding areas including South Birmingham and Cheltenham



Well connected to local transport

with the number 32 bus stop situated a three-minute walk from the park, Worcester centre and Foregate Street train station can be reached in under 20 minutes

You're well-connected

**ST. MODWEN
PARK
BROOMHALL**



1 MILE

from junction 7 of the M5 via A4440
Southern by-pass



4 MILES

from Worcester City Centre



37 MILES

from Birmingham Intermodal Freight Terminal



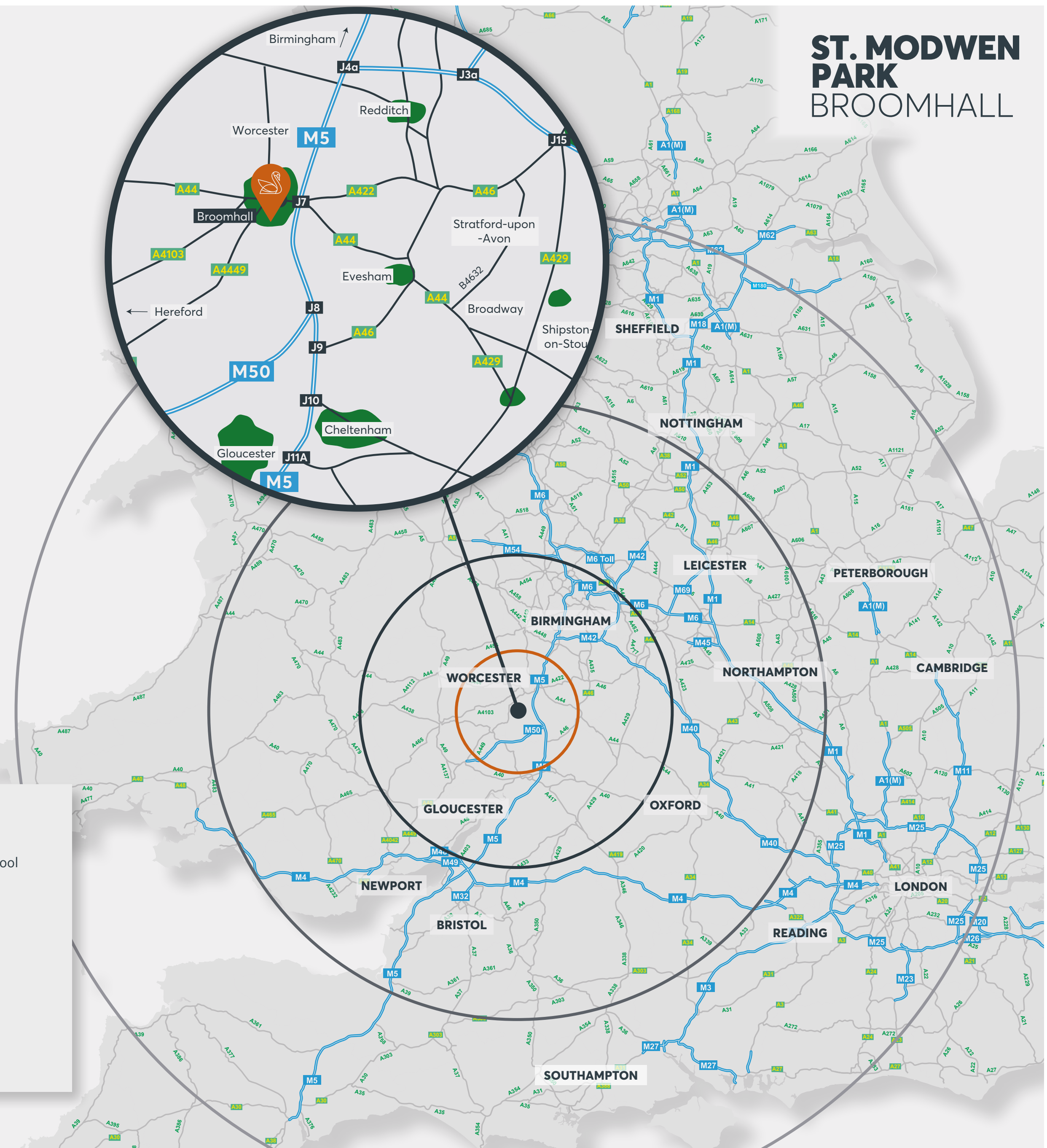
UNDER 1 HOUR

to drive to ABP Rail Freight Terminal

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.



Schedule of accommodation

UNIT 6	
WAREHOUSE	28,020 SQ FT (2,597 SQ M)
GF OFFICE INC. CORE	3,656 SQ FT (247 SQ M)
TOTAL	31,676 SQ FT (2,943 SQ M)
YARD DEPTH	42 M
CLEAR INTERNAL HEIGHT	8 M
LEVEL ACCESS LOADING DOORS	3
CAR PARKING	28
ELECTRIC CAR CHARGING POINTS	4

UNIT 7	
WAREHOUSE	37,092 SQ FT (3,454 SQ M)
GF OFFICE INC. CORE	2,905 SQ FT (270 SQ M)
TOTAL	39,997 SQ FT (3,716 SQ M)
YARD DEPTH	35 M
CLEAR INTERNAL HEIGHT	10 M
LOADING DOCKS	2
LEVEL ACCESS LOADING DOORS	2
CAR PARKING	37
ELECTRIC CAR CHARGING POINTS	4

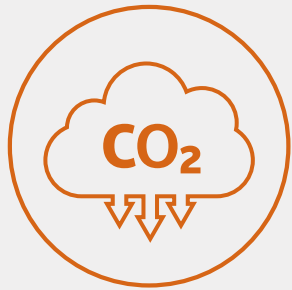
*All floor areas are approximate gross internal areas.



50 kN sq/m floor loading



15% roof lights



Operationally net zero carbon to offices



Swan standard specification



EPC A rated



EV car charging



Up to 10m clear internal height



First floor offices with lift and flexible undercroft area



Site plan is indicative.



Jake Shilston
Development Director

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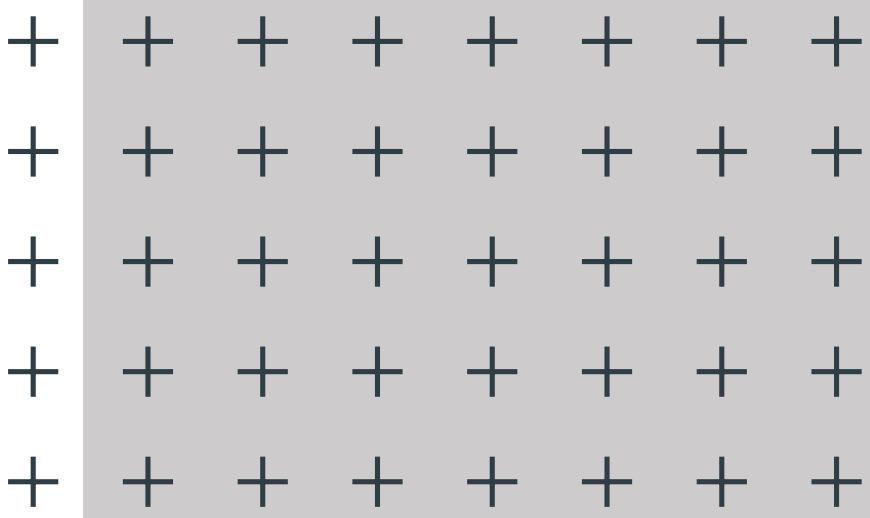
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan 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

07971 588 070
jake.shilston@stmodwen.co.uk





At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

Sarwjit Sambhi,
Chief Executive Officer

With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work.

Huboo, St. Modwen Park Chippenham

[Read more about Huboo and St. Modwen's story here](#)



The Swan standard

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

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics 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.

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

- 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



**AAA rated
white goods**



**Refreshment
stations**



**Smart
metering**



**Low VOC/
organic paints**



**Acoustic
control**



**Intelligent
LED lighting**



**Natural
light**



**Low energy
lifts**



**SUSTAINABILITY
AT THE CORE**

**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**

Our Building Code

Our Park Code



MARCUS RILEY

Development Manager

07834 791 167

marcus.riley@stmodwen.co.uk

High performance space where you need it.

ST. MODWEN PARK BROOMHALL



ST. MODWEN PARK BROOMHALL
TAYLORS LANE
WORCESTER
WR5 2QR

stmodwenlogistics.co.uk

@StModwenLL St. Modwen Logistics @stmodwenlogistics



Richard Tomlinson
M: 07967 195 147
E: richard.tomlinson@fisherman.co.uk



Alex Thompson
M: 07780 257 156
E: alex.thompson@avisonyoung.com

David Wilmer
M: 07831 820 651
E: david.wilmer@avisonyoung.com

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. August 2023. TBDW 04131-04.