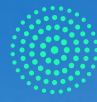


Burnt Meadow Road,
Moons Moat North, Redditch
B98 9HJ



Greenlight Redditch



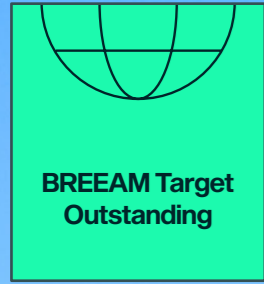
TO LET

New Industrial / Logistics Units
10,000 Sq Ft – 67,475 Sq Ft
Completion Q2 2025

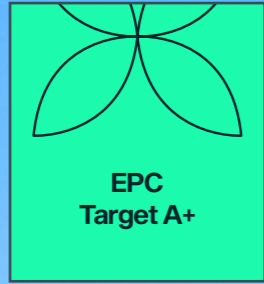
Market leading specification

Greenlight Redditch is a flexible industrial / logistics development finished to a first-class specification. Targeting BREEAM Outstanding and EPC A+. Greenlight uses environmentally friendly technologies to reduce costs to the occupier and minimise environmental impact. The units are suitable for a variety of uses.

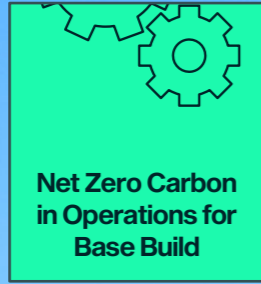
Increased steelwork loading capacity will be used to accept additional PV panels across all roofs.



BREEAM Target Outstanding



EPC Target A+



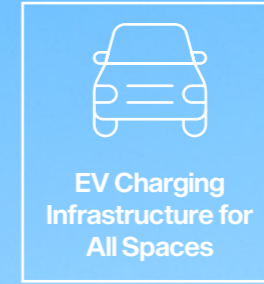
Net Zero Carbon in Operations for Base Build



Photovoltaic Panels Installed to Each Unit



Highly Efficient Thermal Envelope



EV Charging Infrastructure for All Spaces



Cycle Parking



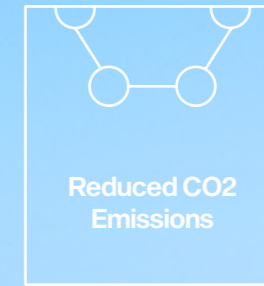
Low Air Permeability



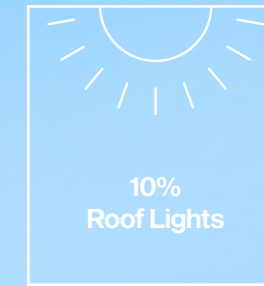
Rainwater Harvesting



Air Source Heat Pumps and VRF



Reduced CO2 Emissions



10% Roof Lights



All unit specification



Steel Frame Construction



50 KN/sq m Floor Loading



Balconies on Units 1 and 3



Dedicated Parking



Cat A Offices Units 1 and 3



Photovoltaic Panels

The Greenlight enhanced specification delivers significant energy cost savings and carbon emission reductions, compared to older buildings with specification in line with current/historic Building Regulations (BR):

	Greenlight	BR 2021 (WH Unheated)	BR 2021 (WH Gas Heated)	BR 2002 (Gas Heated)	BR 1995 (Gas Heated)
Total Regulated Energy Cost £ pa	£-3,621 pa	£14,099 pa	£25,617 pa	£49,870 pa	£64,730 pa
Total Regulated Energy cost £ psf pa	£-0.07 psf pa	£0.26 psf pa	£0.47 psf pa	£0.91 psf pa	£1.18 psf pa
Total Carbon Emissions kg CO2 pa	-612 kg CO2 pa	7,084 kg CO2 pa	54,020 kg CO2 pa	98,153 kg CO2 pa	138,209 kg CO2 pa

- PV array as per Greenlight base build based on a notional 54,800sqft unit.
- Cost savings calculated using 29p per kWh for electricity, 7p per kWh for gas.
- Warehouse can be heated via ASHP, if required, with additional PV installation to maintain EPC A+ (at cost to occupier).

For more detail see Greenlight website/available on request.

Individual unit breakdown

UNIT						
1	10m Eaves Height	35m Secure Yard	2 Dock Level 2 Level Access	500 KVA Power Supply	35 Car Parking Spaces	4 EV Charging Spaces*
3	12m Eaves Height	40m Secure Yard	6 Dock Level 2 Level Access	750 KVA Power Supply	65 Car Parking Spaces	8 EV Charging Spaces*
4	8m Eaves Height	-	1 Level Access	200 KVA Power Supply	12 Car Parking Spaces	2 EV Charging Space*
5	8m Eaves Height	-	1 Level Access	200 KVA Power Supply	14 Car Parking Spaces	2 EV Charging Space*

*EV Charging infrastructure for all spaces



Unit 1	Sq M GIA	Sq Ft GIA
Warehouse	2,926	31,500
Office – First Floor	331	3,560
Mezzanine	249	2,680
Total	3,506	37,740

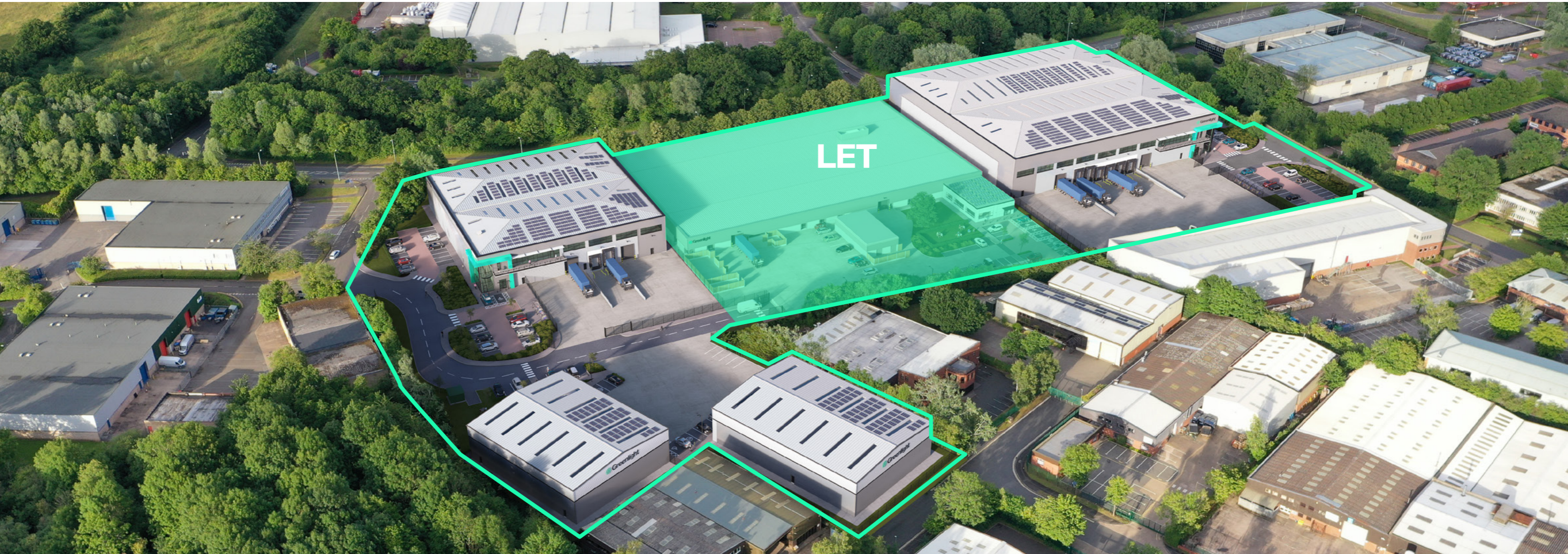
Unit 3	Sq M GIA	Sq Ft GIA
Warehouse	5,435	58,500
Office – First Floor	676	7,275
Mezzanine	158	1,700
Total	6,269	67,475

Unit 4	Sq M GIA	Sq Ft GIA
Warehouse	929	10,000
Office – First Floor	1,068	11,500
Combined Total	11,772	126,715





Lower operating costs, lower environmental impact, higher well-being





Location

Well-connected industrial area

82,253
is the total population

12,746
under the age of 30 are available to work in Redditch

The estate is situated within the North Moons Moat area of Redditch, a popular industrial location.

The estate provides frontage over Burnt Meadow Road and Thornhill Road which leads directly onto Moons Moat Drive and the A4023 Coventry Highway.

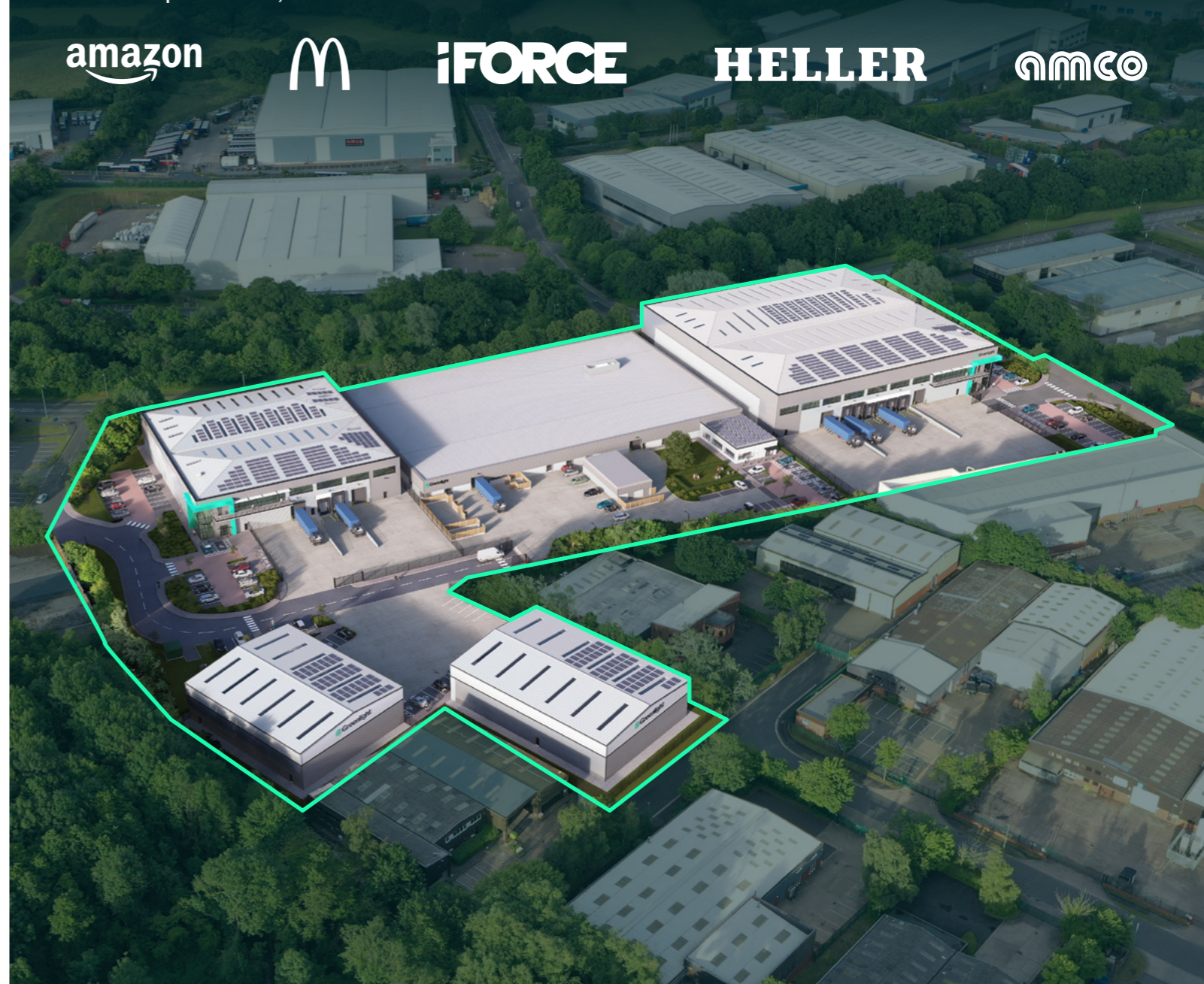
73.9%
of the local population are economically active

The estate is located approximately 2 miles from Redditch town centre whilst Birmingham City Centre is approximately 15 miles away. The estate is well served by transport links with the M42 at junction 3 being approximately 7 miles distant.

9.2 Mil Sq Ft
of industrial space in the Redditch submarket

Sources: nomisweb.co.uk, investwestmidlands.com

Local Occupiers Include;





4 major hubs within 3 hours

By Car (Minutes)

05 mins - Redditch 05 mins - M42 J3 14 mins - M40 J3 15 mins - M5 J4A 40 mins - Birmingham

By Rail (Minutes from Redditch Station)

42 mins - Birmingham New Street 70 mins - Birmingham Int. 132 mins - London Euston

By Air (Minutes to Airports)

22 mins - Birmingham 55 mins - East Midlands 90 mins - Heathrow 100 mins - Manchester

Planning Use

The units benefit from use Class B2, B8, E(g)(iii) Redditch Borough Council Planning reference number 23/00940/FUL



Christian Smith
07808 784 789
christian.smith@savills.com

Katie Monks
07584 606 213
katie.monks@savills.com



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

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



Carl Durant
07971 404 655
carl.durrant@jll.com

Steven Jagers
07837 995 259
steven.jagers@jll.com

Client funds advised by
DELANCEY
Coltham

For more detailed information please visit greenlight-redditch.com

The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. February 2024. Designed by Cormackadvertising.com