

New industrial /
warehouse / trade units

4,000 sq ft
to 13,292 sq ft

DRAFT



TO LET

Garretts Green Trade Park

Garretts Green Lane, Birmingham B33 0UD

A development by
Coltham

Urban logistics **Birmingham**



BREEAM
target
Excellent



EPC target A+



Net zero carbon
in operations for
base build



10% roof lights



Photovoltaic
panels installed
to each unit



Highly
efficient thermal
envelope



EV charging
infrastructure to all
parking spaces



Reduced CO₂
emissions



Cycle parking



Low air
permeability





BIRMINGHAM CITY CENTRE

SWAN SHOPPING CENTRE

GARRETTS GREEN LANE

SHELDON HEATH ROAD

KENTS MOAT RECREATION GROUND

MEADWAY

LEA HALL ROAD

McDONALDS

GARRETTS GREEN TRADE PARK

SHELDON HEATH ROAD

OUTMORE ROAD

GARRETTS GREEN LANE

MIDLAND PATHOLOGY SERVICES

SAFESTORE SELF STORAGE

HOWDENS

FBA SHIP UK

ALLEGHENY TECHNOLOGIES

BIRMINGHAM PARTS PLUS

TARMAC GARRETTS

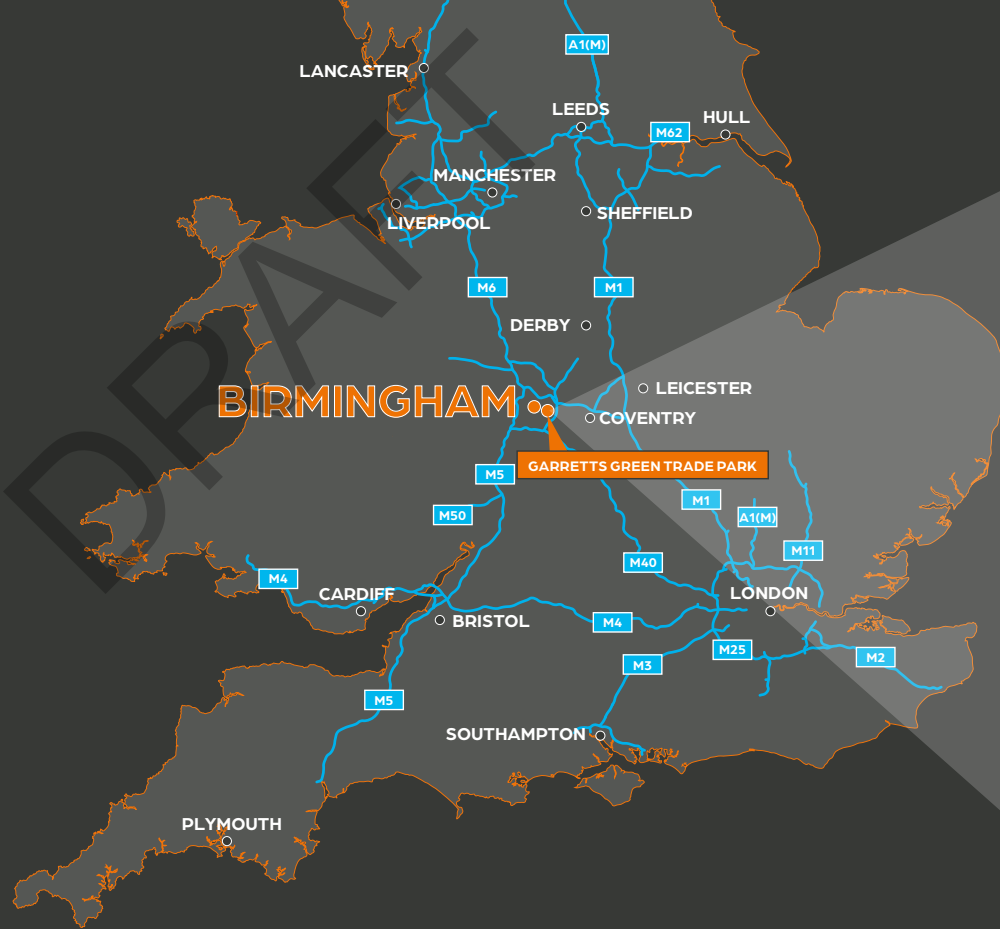
TITAN MOUTHGUARDS

M & J MAHONEY

PETREL

DVSA DRIVING TEST CENTRE

ROTADEX SYSTEMS



The perfect **location** with great connections

Birmingham Airport	5 miles	Birmingham International	16 mins	M6 Jcn 5	10 mins
East Midlands Airport	36 miles	New Street Station	20 mins	M42 Jcn 6	14 mins
Manchester Airport	83 miles	London Euston	106 mins	M42 Jcn 7	17 mins
Heathrow	105 miles	Manchester Piccadilly	124 mins	Birmingham City Centre	22 mins

Travel times and distances courtesy of Google Maps.



Specification



Electric loading doors



6.5m eaves height (units 1-4) 8.5m eaves height (units 5 & 6)



First floor for storage or fitting out as office space (units 5 & 6)



35 KN floor loading



Dedicated car parking



1 EV Charging space per unit



Ability to combine units



3 phase power KVA



Secure site



CCTV monitoring



24/7 access



Schedule of Accommodation

	Internal Footprint	First Floor	Total	Car Parking Spaces
BLOCK 1				
Unit 1	371.6 sq m / 4,000 sq ft	N/A	371.6 sqm / 4,000 sq ft	10
BLOCK 2				
Unit 2	418.1 sq m / 4,500 sq ft	N/A	418.1 sqm / 4,500 sq ft	8
Unit 3	418.1 sq m / 4,500 sq ft	N/A	418.1 sqm / 4,500 sq ft	8
Unit 4	557.5 sq m / 6,000 sq ft	N/A	557.5 sqm / 6,000 sq ft	12
BLOCK 3				
Unit 5	412.7 sq m / 4,442 sq ft	120.6 sq m / 1,298 sq ft	533.3 sqm / 5,740 sq ft	8
Unit 6	543.0 sq m / 5,844 sq ft	158.6 sq m / 1,707 sq ft	701.6 sqm / 7,552 sq ft	11
TOTAL	2,721 sq m / 29,286 sq ft	279.2 sq m / 3,005 sq ft	3,000.2 sq m / 32,294 sq ft	

Garretts Green Trade Park



before.famous.shed

Planning use

The units benefit from use Class B2, B8, E(g)(iii).

Website

www.to be confirm.co.uk

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