

REDDITCH GATEWAY

161,921 – 289,011 SQ FT

TWO NEW INDUSTRIAL / LOGISTICS UNITS
TO LET / MAY SELL
AVAILABLE NOW

REDDITCH GATEWAY SOUTH,
COVENTRY HIGHWAY, B98 9FL
///BRICKS.REALLY.GREW

REDDITCHGATEWAY.COM

FUTURE PROOFED

Redditch Gateway is an exciting logistics manufacturing development extending to approximately 78 acres, strategically located on the eastern fringes of Redditch, only 4.5 miles from Junction 3 of the M42.



ANTOLIN

LEAR CORPORATION

IFORCE

amazon

UNIT 2
161,921 SQ FT

UNIT 1
289,011 SQ FT

A4032

A435

TO M42





UP TO 10 MVA
POWER
AVAILABLE



POWER
UNIT 1 - 1.75MVA
UNIT 2 - 1.25 MVA



50M
SECURE
YARDS



DESIGNATED
EV
CHARGING



UP TO
15M CLEAR
HEIGHT



HIGH
QUALITY
OFFICE SPACE

WE'VE DELIVERED

SUSTAINABLE SOLUTIONS

Redditch Gateway has been constructed to the highest levels of sustainability and an industry leading specification designed to generate significant savings to occupiers.




EPC 'A' & BREEAM EXCELLENT RATINGS



PV ROOF PANELS

EV CHARGING (100% FUTURE PROOFED)

EFFICIENT THERMAL ENVELOPE DESIGN

ENERGY EFFICIENT AIR SOURCE HEAT PUMPS




15% ROOFLIGHTS TO THE WAREHOUSE AREA



CONTROLLED LED LIGHTING



NET ZERO CARBON CONSTRUCTION



USE OF RECYCLED MATERIALS



BUILT TO TRANSFORM BUSINESS OPERATIONS

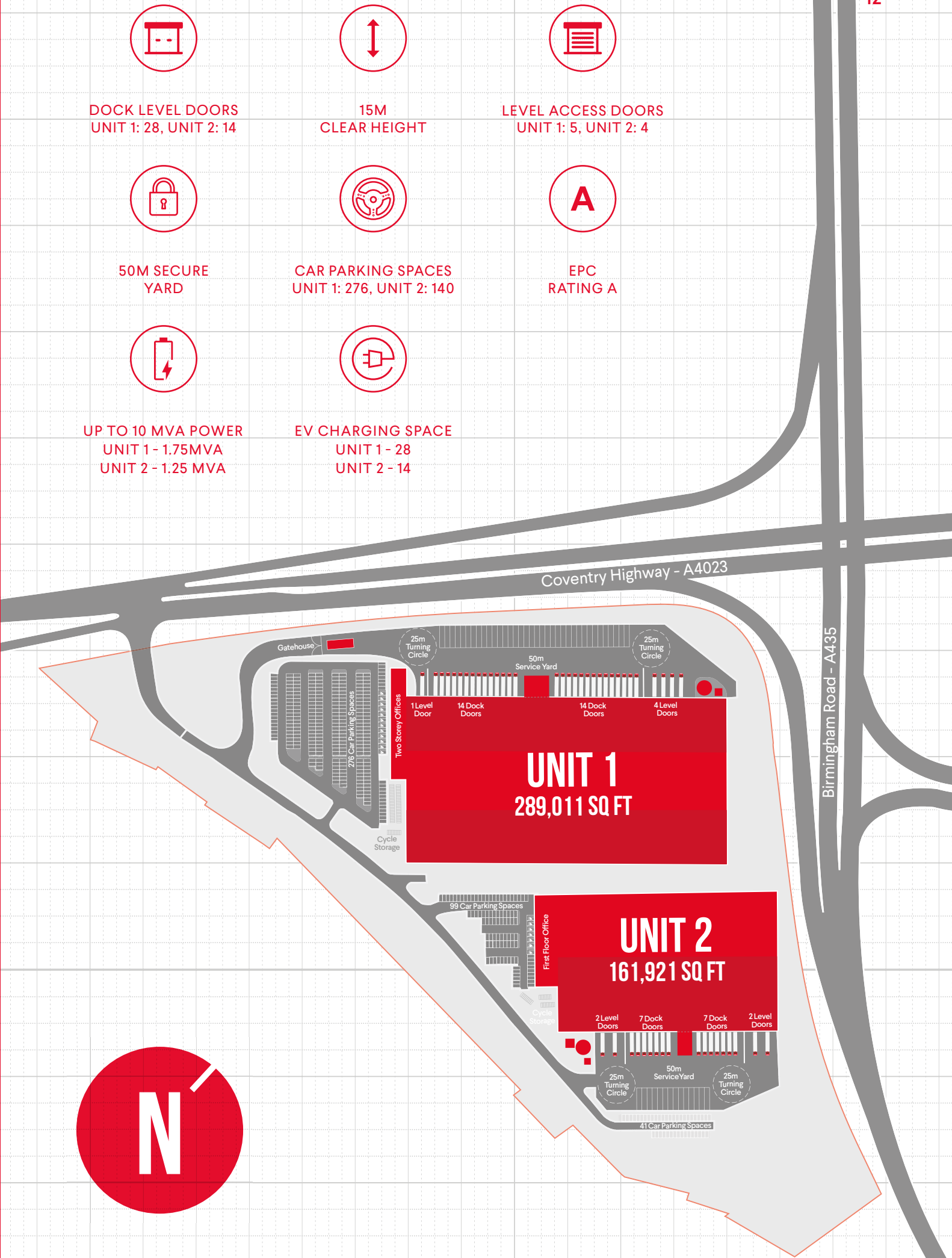
UNIT 1
289,011 SQ FT

UNIT 2
161,921 SQ FT

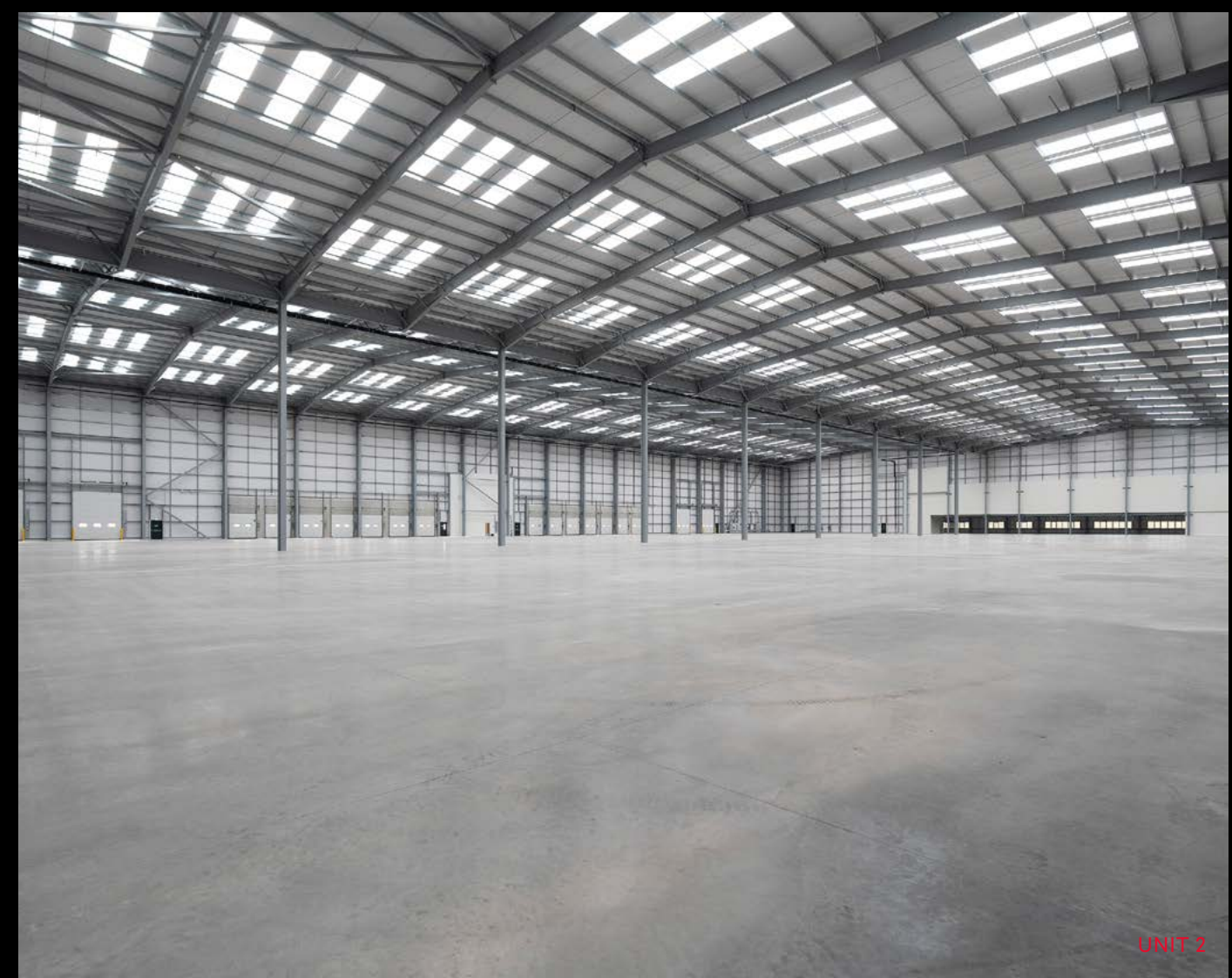


161,921 – 289,011 SQ FT INDUSTRIAL / LOGISTICS UNITS

UNIT 1	SQ FT	SQ M	UNIT 2	SQ FT	SQ M
WAREHOUSE	258,573.23	24,022.23	WAREHOUSE	143,234.38	13,234.38
GROUND FLOOR OFFICE	8,453.75	785.37	GROUND FLOOR OFFICE	7,930.52	736.76
FIRST FLOOR OFFICE	8,120.61	754.42	FIRST FLOOR OFFICE	7,708.57	716.14
SECOND FLOOR OFFICE	8,137.52	756.00	GROUND FLOOR HUB	1,514.80	140.72
GROUND FLOOR HUB	2,723.16	252.98	FIRST FLOOR HUB	1,532.88	142.40
FIRST FLOOR HUB	2,744.80	255.00	TOTAL (GIA)	161,921.15	15,042.96
GATEHOUSE	258.65	24.00			
TOTAL (GIA)	289,011.72	26,850.00			



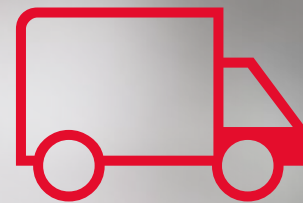
- DOCK LEVEL DOORS
UNIT 1: 28, UNIT 2: 14
- 15M
CLEAR HEIGHT
- LEVEL ACCESS DOORS
UNIT 1: 5, UNIT 2: 4
- 50M SECURE
YARD
- CAR PARKING SPACES
UNIT 1: 276, UNIT 2: 140
- EPC
RATING A
- UP TO 10 MVA POWER
UNIT 1 - 1.75MVA
UNIT 2 - 1.25 MVA
- EV CHARGING SPACE
UNIT 1 - 28
UNIT 2 - 14



SKILLS & LABOUR



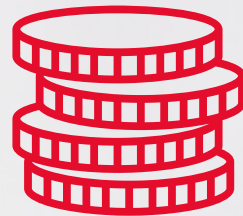
WORKING AGE POPULATION
WITHIN THE WEST MIDS
OF 1,842,600.



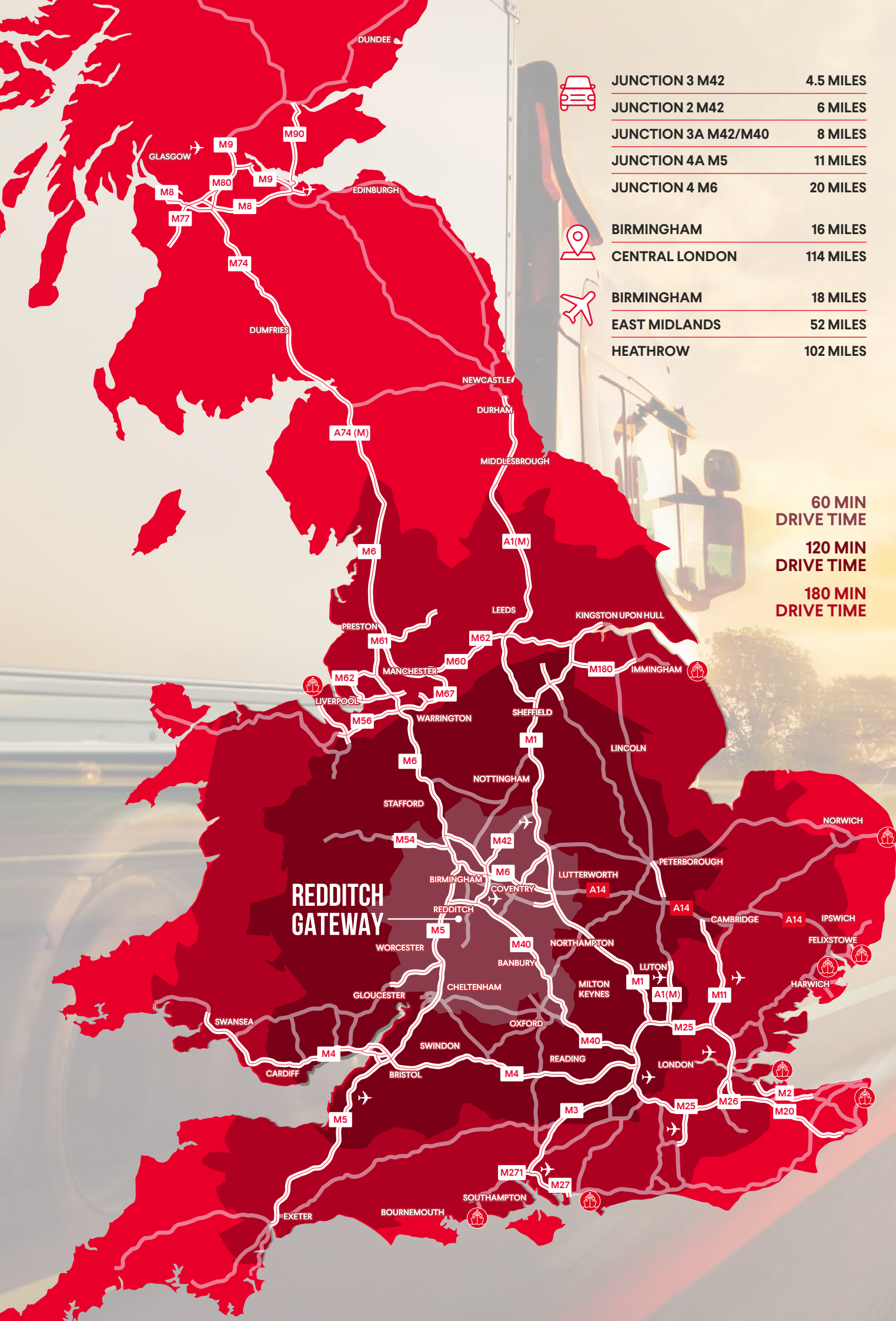
42% EMPLOYED IN
TRANSPORT, MANUFACTURING
& STORAGE.






SKILL LEVELS IN REDDITCH ARE ALSO
RISING AS A RESULT OF THE NORTH
WORCESTERSHIRE EMPLOYMENT AND
SKILLS BOARD (ESB).

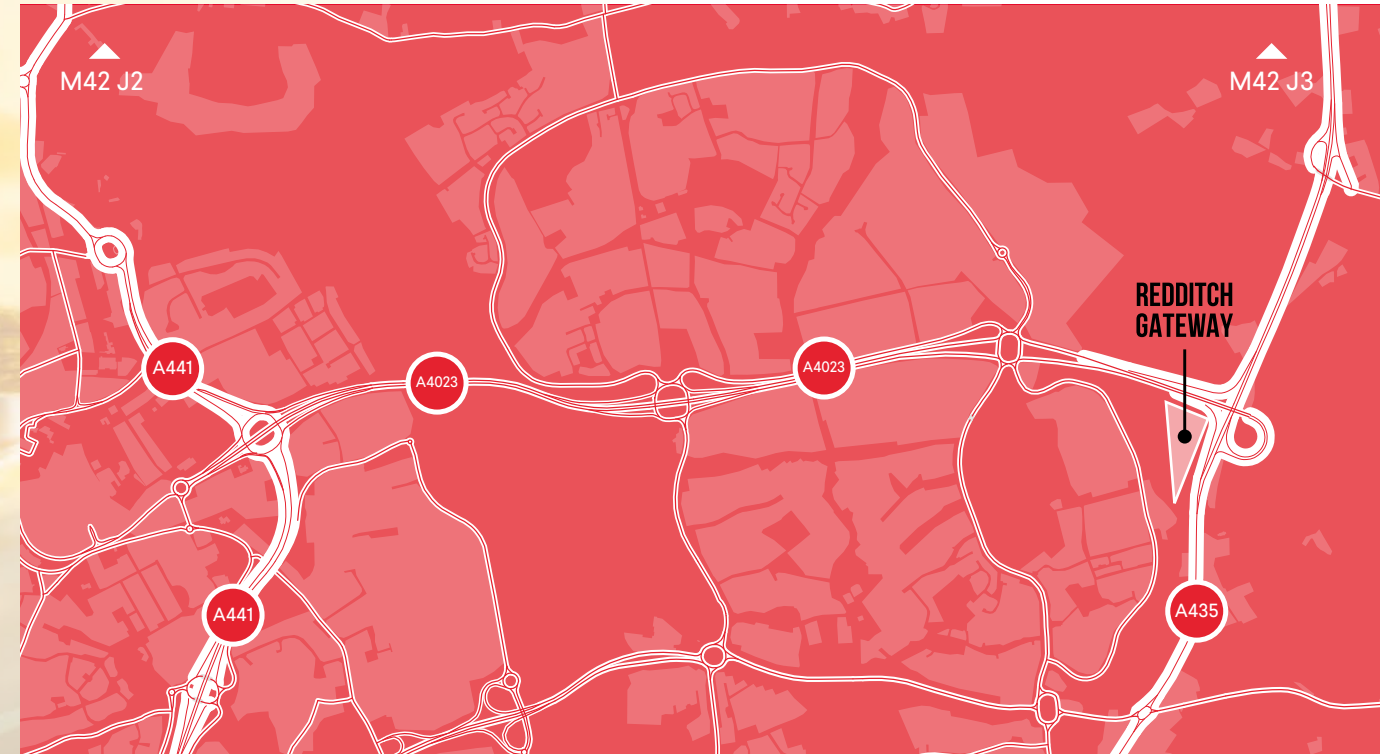
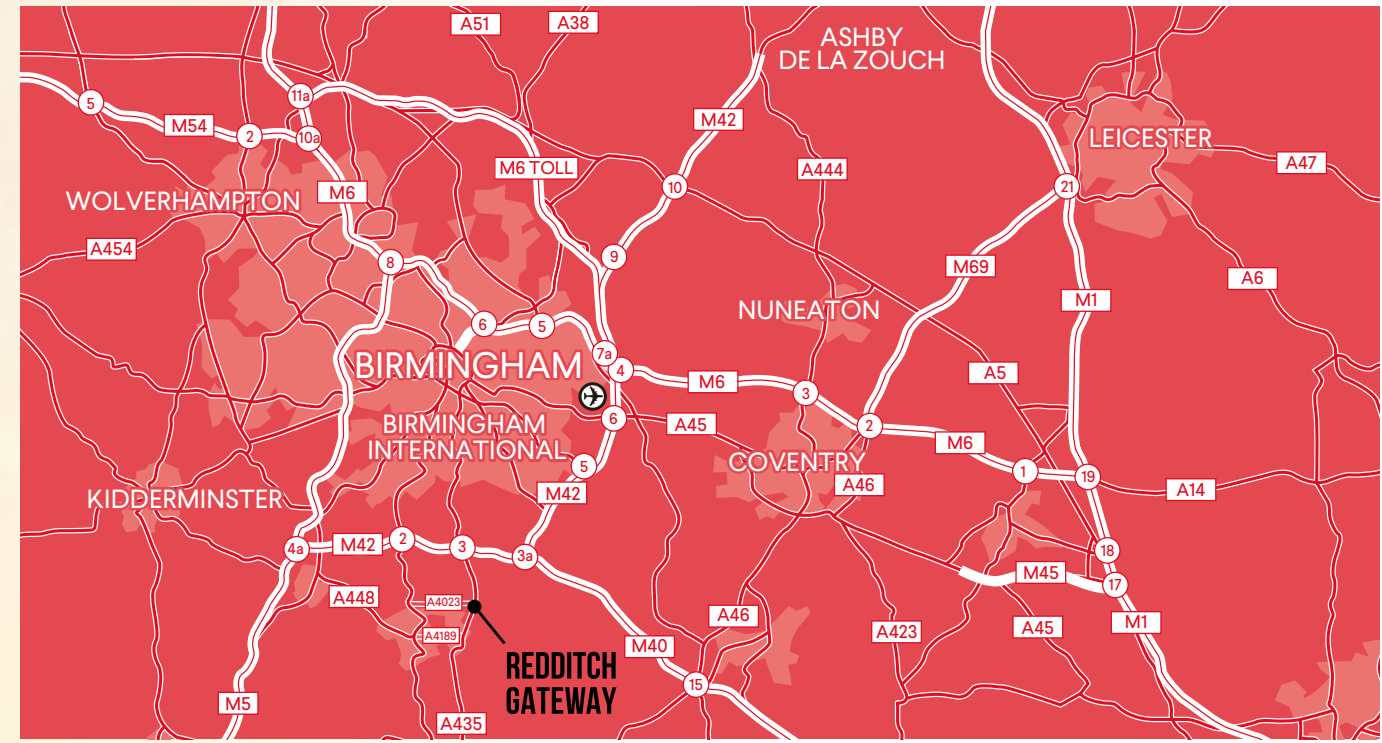


HOURLY PAY APPROX. 18% LOWER THAN
THE WEST MIDLANDS AND UK AVERAGE.
REDDITCH £11.80, WEST MIDLANDS £13.24,
UK AVERAGE £14.35.



	JUNCTION 3 M42	4.5 MILES
	JUNCTION 2 M42	6 MILES
	JUNCTION 3A M42/M40	8 MILES
	JUNCTION 4A M5	11 MILES
	JUNCTION 4 M6	20 MILES
	BIRMINGHAM	16 MILES
	CENTRAL LONDON	114 MILES
	BIRMINGHAM	18 MILES
	EAST MIDLANDS	52 MILES
	HEATHROW	102 MILES

60 MIN DRIVE TIME
120 MIN DRIVE TIME
180 MIN DRIVE TIME



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LOCATION

Redditch's location and accessibility are second to none. It is located within close proximity to three major motorways with Junction 3 of the M42 4.5 miles away, giving access to the M40 at Junction 3A of the M42 (Umberslade Interchange) and the M5 at Junction 4A (Catshill Interchange).

Redditch's internal road system is the result of major investment in the 1960s and 1970s, resulting in the smooth movement of goods and vehicles.

REDDITCH GATEWAY

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REDDITCHGATEWAY.COM

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**Blackbrook
Capital**

STOFORD