

HAMS HALL 160

BIRMINGHAM — B46 1GA

INDUSTRIAL/DISTRIBUTION WAREHOUSE

160,712 SQ. FT.

AVAILABLE FOR IMMEDIATE OCCUPATION

Unit 2, Hams Hall, Canton Lane, Birmingham, B46 1GA



Hams Hall 160 is an industrial/distribution development located in Hams Hill Distribution Park, Birmingham and is available for immediate occupation.

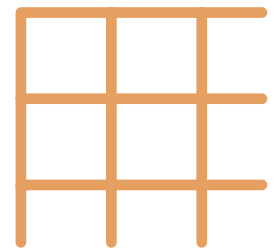
The development offers a prime West Midlands location adjacent to J9 on the M42 and is strategically situated less than a mile from Hams Hall Freight Terminal and less than 5 miles from the M6, providing a varied range of diverse transport options.

The Grade A 160,712 sq ft property is situated on the 430-acre Hams Hall Distribution Park in Coleshill to the east of Birmingham. A proven and established logistics locations, Hams Hall benefits from an intermodal rail freight terminal to the south of the park which is owned and operated by Associated British Ports (ABP). The terminal currently handles over 100,000 sea freight containers each year. Occupiers are therefore able to maximise the efficiency of their operations via a varied network of local and international channels. Train services into ABP Hams Hall connect with the ports of Southampton, Felixstowe and Ipswich and via the Channel Tunnel to Novara in Italy and domestic intermodal services to Mossend in Glasgow.



PRIME LOCATION

Prime West Midlands location, adjacent to J9 on the M42



GRADE A UNIT AVAILABLE NOW

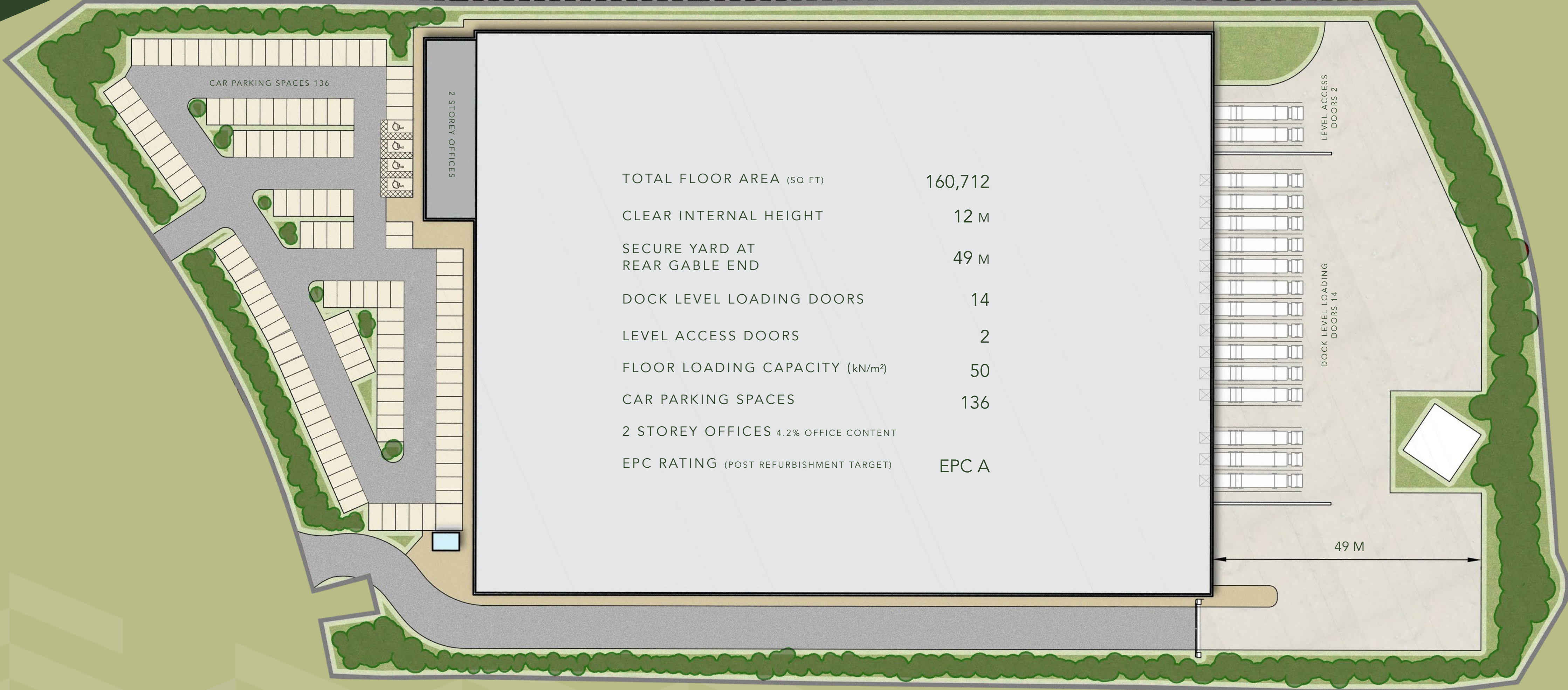
160,712 sq ft available for immediate occupation



PROVEN & ESTABLISHED

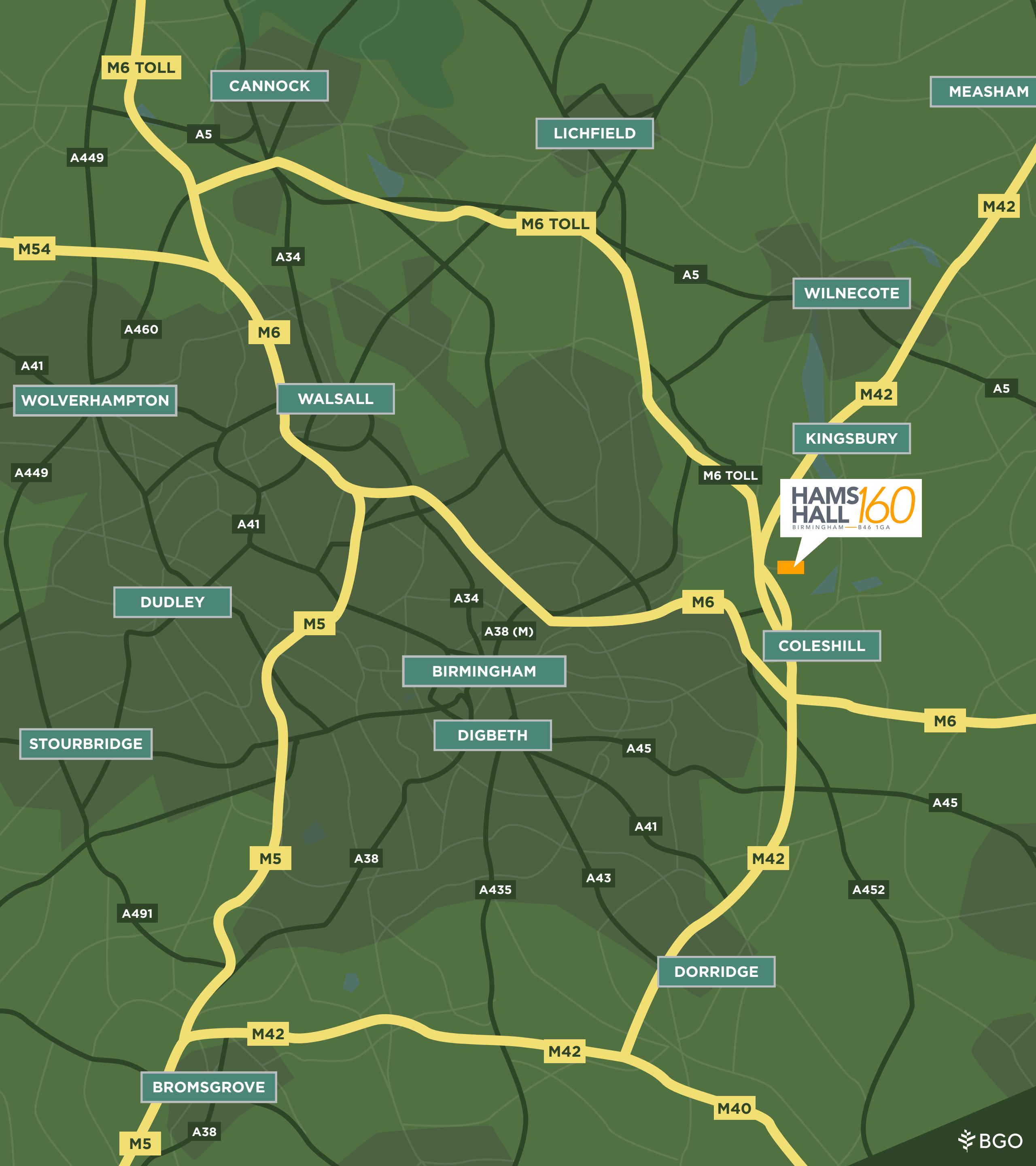
Proven and established logistics location with occupiers including JLR, BMW and DHL

Masterplan & Specification



TOTAL FLOOR AREA (SQ FT)	160,712
CLEAR INTERNAL HEIGHT	12 M
SECURE YARD AT REAR GABLE END	49 M
DOCK LEVEL LOADING DOORS	14
LEVEL ACCESS DOORS	2
FLOOR LOADING CAPACITY (kN/m ²)	50
CAR PARKING SPACES	136
2 STOREY OFFICES 4.2% OFFICE CONTENT	
EPC RATING (POST REFURBISHMENT TARGET)	EPC A

Location



Location

Drive Times

ROADS	DISTANCE	JOURNEY
M42, J9	1.7 miles	4 mins
M6, J4	4.9 miles	10 mins
M6 Toll, J9	17.3 miles	23 mins

PLACES	DISTANCE	JOURNEY
Birmingham City Centre	13 miles	20 mins
Coventry	15.6 miles	28 mins

AIR	DISTANCE	JOURNEY
Birmingham International	9.7 miles	15 mins
East Midlands Airport	30.7 miles	34 mins

RAIL	DISTANCE	JOURNEY
Hams Hall freight Terminal	0.8 miles	2 mins
Coleshill Parkway	2.8 miles	7 mins
Birmingham International	7.6 miles	18 mins

Local Occupiers

- | | | |
|---------------------------------------|----------------------|----------------------|
| 1. Plastic Omnium | 7. DHL | 13. The Works |
| 2. Chubb National Distribution Center | 8. DHL | 14. Expeditors |
| 3. Davies Turner Co. | 9. Brandpath | 15. BMW |
| 4. Lineage Logistics | 10. Incorporatewear. | 16. Forterra |
| 5. Arvato UK | 11. Plastic Omnium | 17. DHL Supply Chain |
| 6. Wincanton Group | 12. NCF Living | 18. GXO Logistics |



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Contact the joint agents for more information



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BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million sq ft of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

