

**DELIVERY
Q4 2023
TO LET / MAY SELL**

IT'S HERE

160,208 – 286,328 SQ FT
TWO NEW INDUSTRIAL / LOGISTICS UNITS
AVAILABLE TO LET / MAY SELL - Q4 2023
JUNCTION 3 M42 (4.5 MILES)

B98 9EU
REDDITCHGATEWAY.COM

**REDDITCH
GATEWAY**

**UNIT 1 -
286,328 SQ FT
UNIT 2 -
160,208 SQ FT**

**KEY
DISTRIBUTION
AREA**

**READILY
AVAILABLE
AND SKILLED
WORKFORCE**

**HIGH QUALITY
SPECIFICATION**

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.

**REDDITCH
GATEWAY**



HIGH QUALITY

UNIT 2
160,208 SQ FT

UNIT 1
286,328 SQ FT

HUEGLI
UK

ANTOLIN

THORLUX
LIGHTING

CONSTELLATION
COLD LOGISTICS

UK-NSI

LEAR
CORPORATION

amazon

A435

A4023

TO M42 →

WE'RE DELIVERING



10 MVA POWER
AVAILABLE



DOCK AND LEVEL
ENTRY LOADING



SECURE
YARDS



UNIT DESIGNATED
CAR PARKING



UP TO 15M CLEAR
HEIGHT



SKILLED LOCAL
LABOUR

SUSTAINABLE



TARGET EPC 'A' AND
BREAM EXCELLENT
RATINGS



EFFICIENT THERMAL
ENVELOPE
DESIGN



CONTROLLED LED
LIGHTING



15% ROOFLIGHTS TO
THE WAREHOUSE
AREA



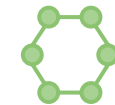
EV CHARGING
(100% FUTURE
PROOFED)



ENERGY EFFICIENT
AIR SOURCE HEAT
PUMPS



USE OF RECYCLED
MATERIALS



NET ZERO CARBON
CONSTRUCTION

SOLUTIONS

160,208 – 286,328 SQ FT INDUSTRIAL / LOGISTICS UNITS

UNIT 1	SQ FT	SQ M
WAREHOUSE	256,880	23,865
UNDER CROFT GF	8,008	744
OFFICE FF	8,008	744
OFFICE SF	8,008	744
HUB GF	2,712	252
HUB FF	2,712	252
TOTAL	286,328	26,601

UNIT 2	SQ FT	SQ M
WAREHOUSE	141,976	13,190
OFFICE GF	7,588	705
OFFICE FF	7,588	705
HUB GF	1,528	142
HUB FF	1,528	142
TOTAL	160,208	14,884



DOCK LEVEL DOORS
UNIT 1: 28, UNIT 2: 14



LEVEL ACCESS DOORS
UNIT 1: 5, UNIT 2: 4



15M
CLEAR HEIGHT



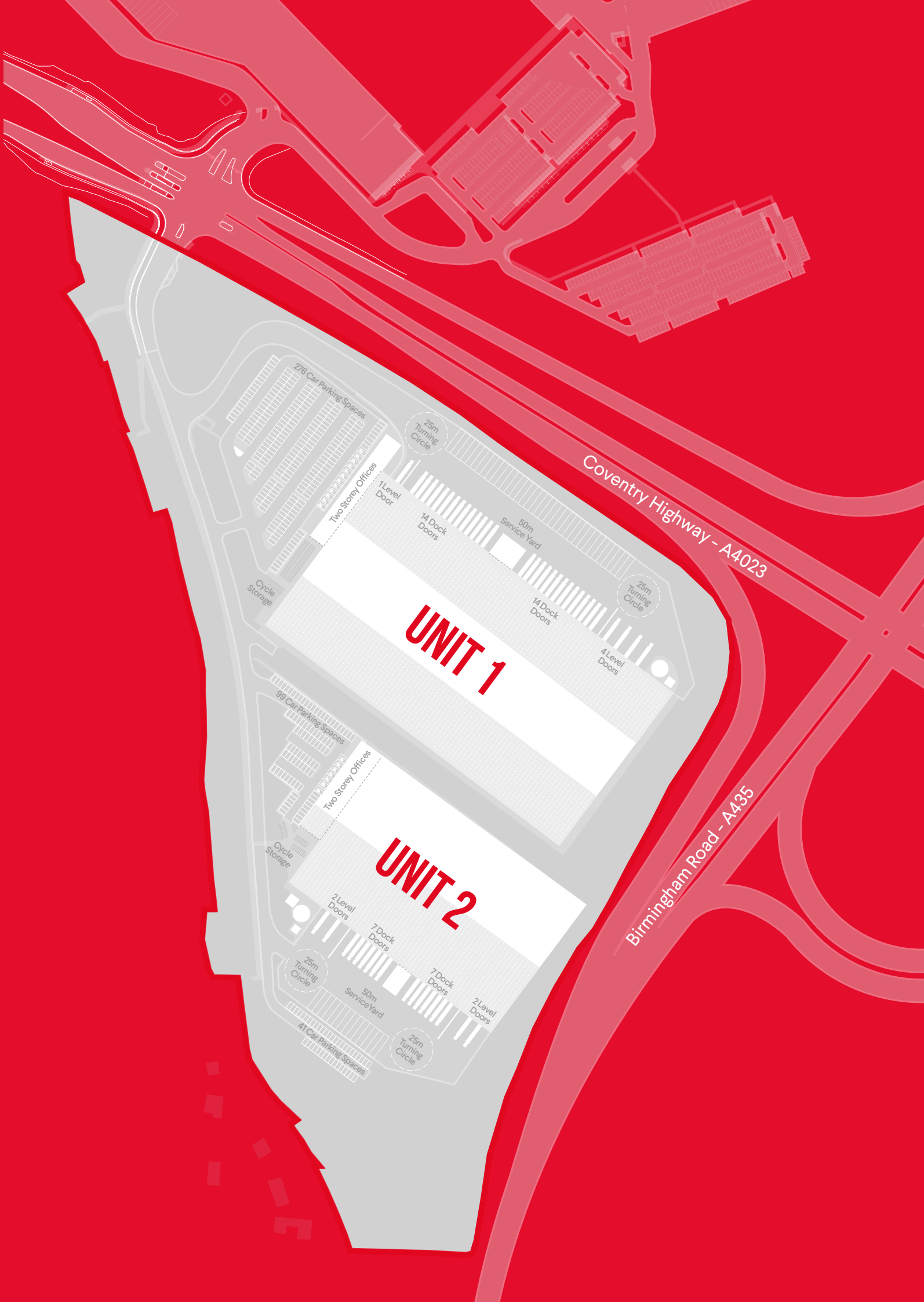
EPC
RATING A



50M SECURE
YARD



CAR PARKING SPACES
UNIT 1: 276, UNIT 2: 140



GUTTING EDGE

The Redditch Gateway development is an exciting opportunity to build on the town's wealth of engineering and manufacturing expertise. The new development aims to promote and enhance supply chain links and to further develop the skills of the local labour market.



Working age population of 53,100.



Skilled workforce - 42% employed in transport, storage and manufacturing.



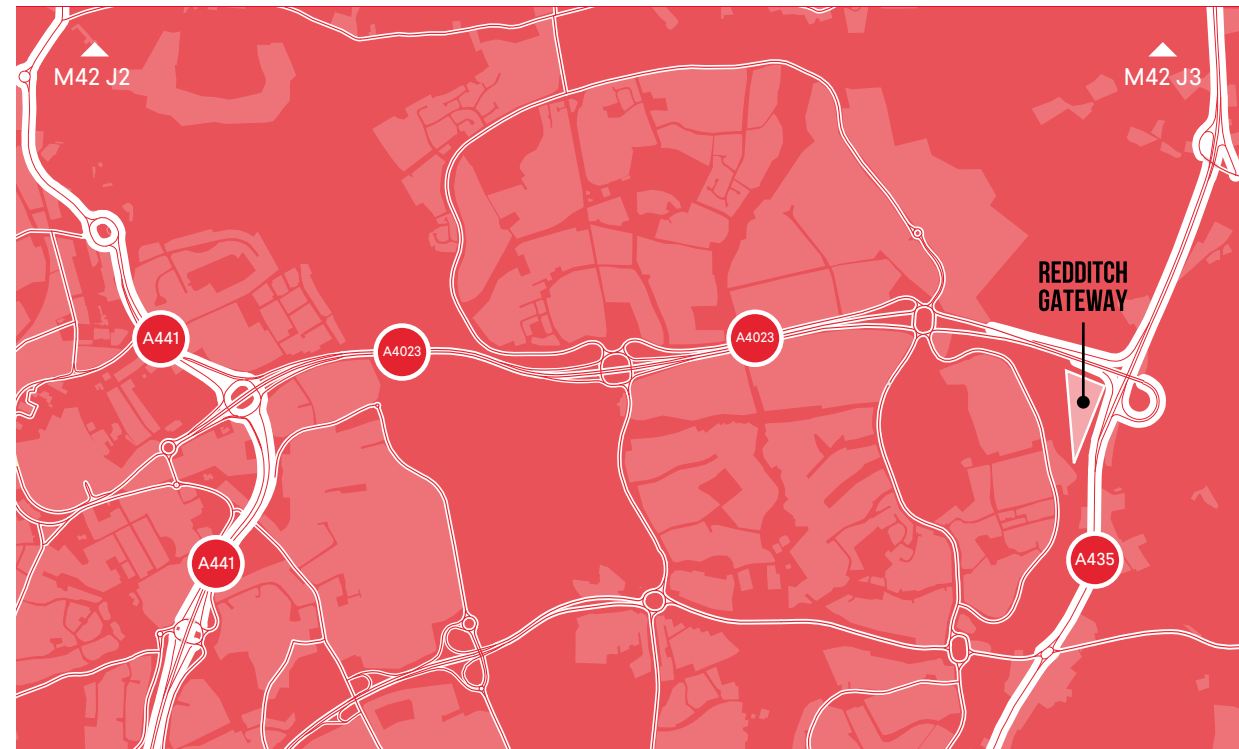
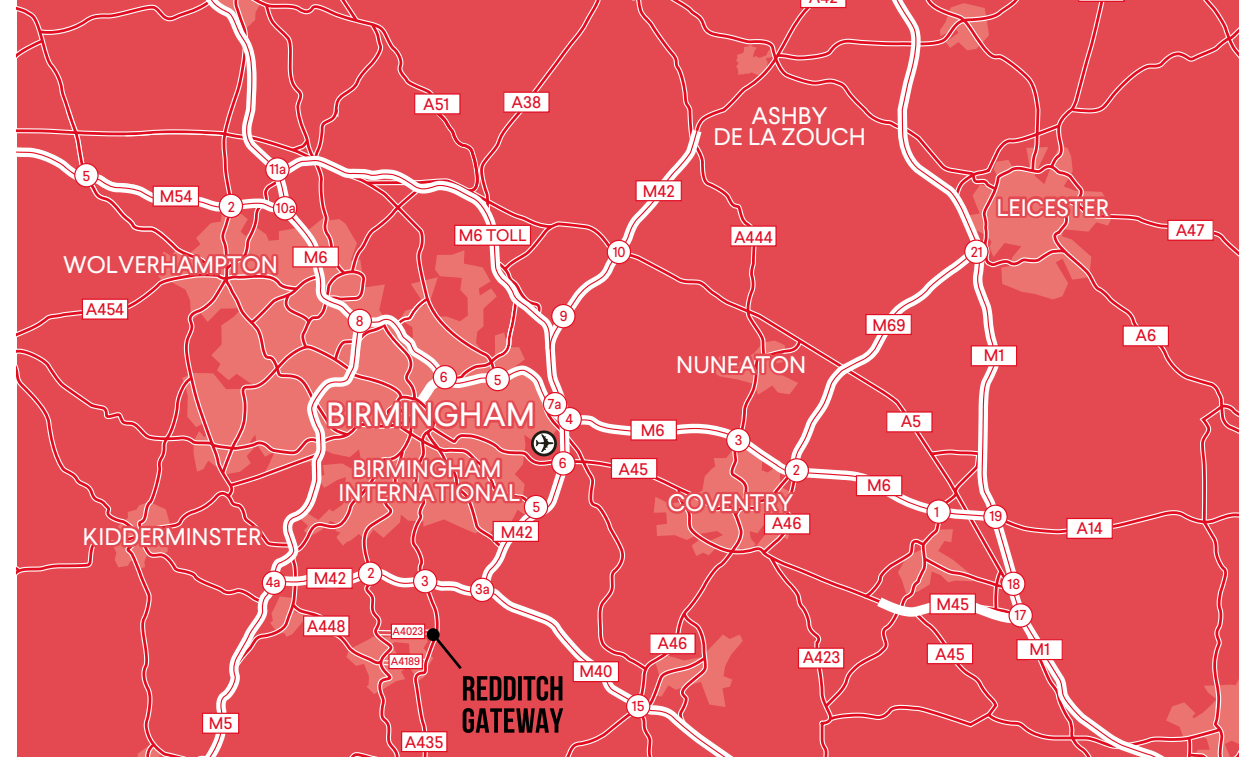
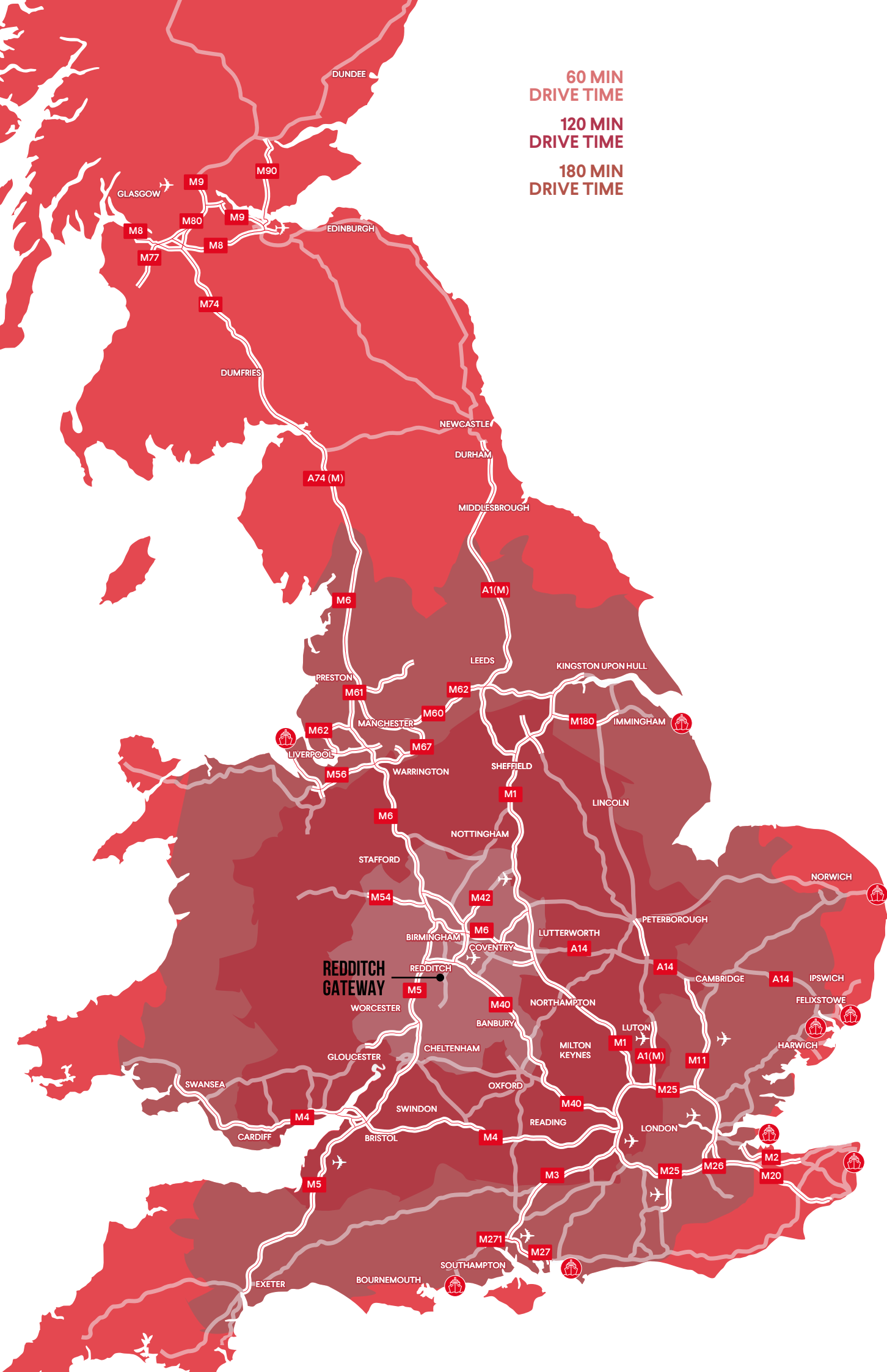
Skill levels in Redditch are also rising as a result of the North Worcestershire Employment and Skills Board (ESB).



Hourly pay approx. 18% lower than the West Midlands and UK average. Redditch £11.80, West Midlands £13.24, UK Average £14.35.



GOVERNMENT



B98 9EU

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.

///MOOD.WORKS.LEARNS

TRAVEL DISTANCES

JUNCTION 3 M42	4.5 MILES
JUNCTION 2 M42	6 MILES
JUNCTION 3A M42/M40	8 MILES
JUNCTION 4A M5	11 MILES
BIRMINGHAM	16 MILES
BIRMINGHAM AIRPORT	18 MILES
M5 J16	26 MILES
EAST MIDLANDS AIRPORT	52 MILES
HEATHROW	102 MILES
CENTRAL LONDON	114 MILES

IT'S THE RE

REDDITCH GATEWAY



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**Blackbrook
Capital** 

STOFORD

REDDITCHGATEWAY.COM

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.

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