



GRANITE 40

39,317 sq ft

New High Quality Industrial,
Warehouse and R&D Building

Available Now - To Let

39,317 SQ FT HIGH QUALITY INDUSTRIAL/WAREHOUSE BUILDING



- Established business park location
- Close to J6 M42 & J4 M6
- 2.5 miles from Birmingham International Airport
- Catchment of 35 million people within a two hour drive time
- New access road now open
- First floor offices
- Grade A specification
- Electric gated yard
- On site Management Team
- Regular X12 and 75 bus services



IMPRESSIVE HQ LOCATION

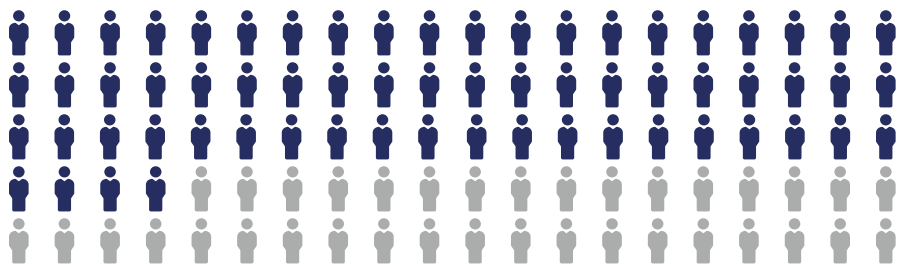
Birmingham business park is a well-connected hub offering a range of activities and in a parkland setting:

- Dry Cleaners
 - Cafe
 - M&S Food & Coffee Vans
 - WHSmith Newsagents
 - Outdoor Table Tennis
 - Landscaped Gardens
 - Foodie Friday
 - Community Cycle Club
 - Gym Bootcamps and Yoga
- Sustainability Events
 - Greggs Bakery
 - 24 hour security
 - CCTV coverage and ANPR
 - On-site management team
 - Bus services to and from Birmingham International, Solihull, Coleshill and Sutton Coldfield (Bus service X12 and 75)



READILY AVAILABLE LABOUR FORCE

Professional Employment Pool



64%

In Birmingham, 64% of residents of working age are economically active.

Skilled & Relevant Workforce



428,210 of the 1.5 million people are of working age and 10% of them are working in manufacturing and logistics sector.

Catchment

1.5 MILLION

There are 1.5 million people within a 30 minute drive.




Unemployment




9%

Unemployment is currently at 9%, in comparison to the Great Britain rate of 3.9%, showing a readily available source of labour.

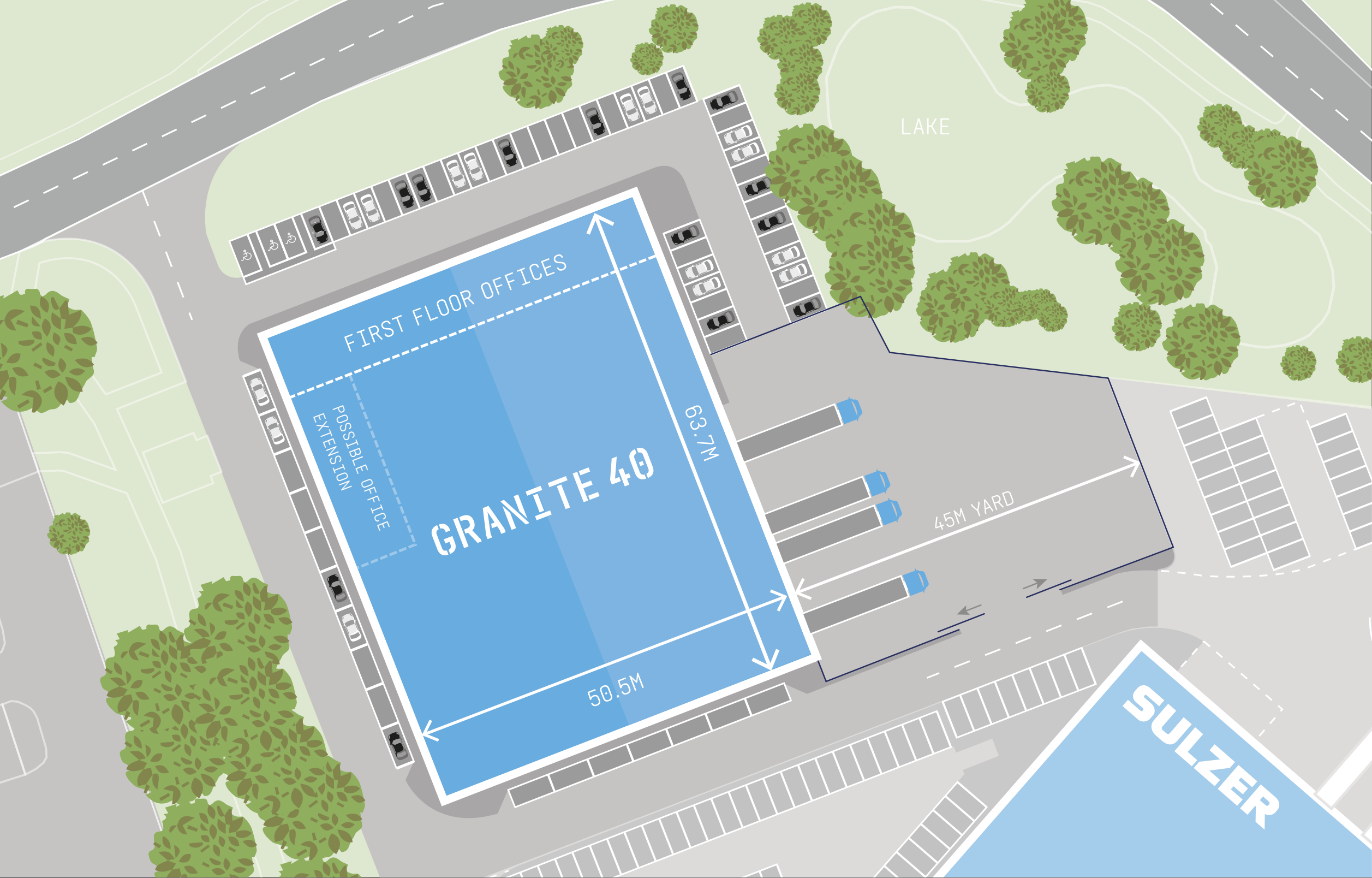


BIRMINGHAM BUSINESS PARK
PROVIDES 2 MILLION SQ FT OF
HIGH QUALITY BUSINESS SPACE
AND IS HOME TO OVER 150 OCCUPIERS









Specification

Warehouse

- 2 level access loading doors
- 2 dock loading doors
- 62 car parking spaces
- 24 hours of use
- 10m clear internal height
- 50kN/m² floor loading
- 45m yard depth
- Planning for B1c, B2 & B8 uses
- 500kVA power supply
- 8 electric vehicle charging spaces with infrastructure to increase to 22 spaces
- EPC A - 25
- BREEAM "Very Good"
- Electric gated yard
- PV array - 15kWp roof mounted photovoltaic system

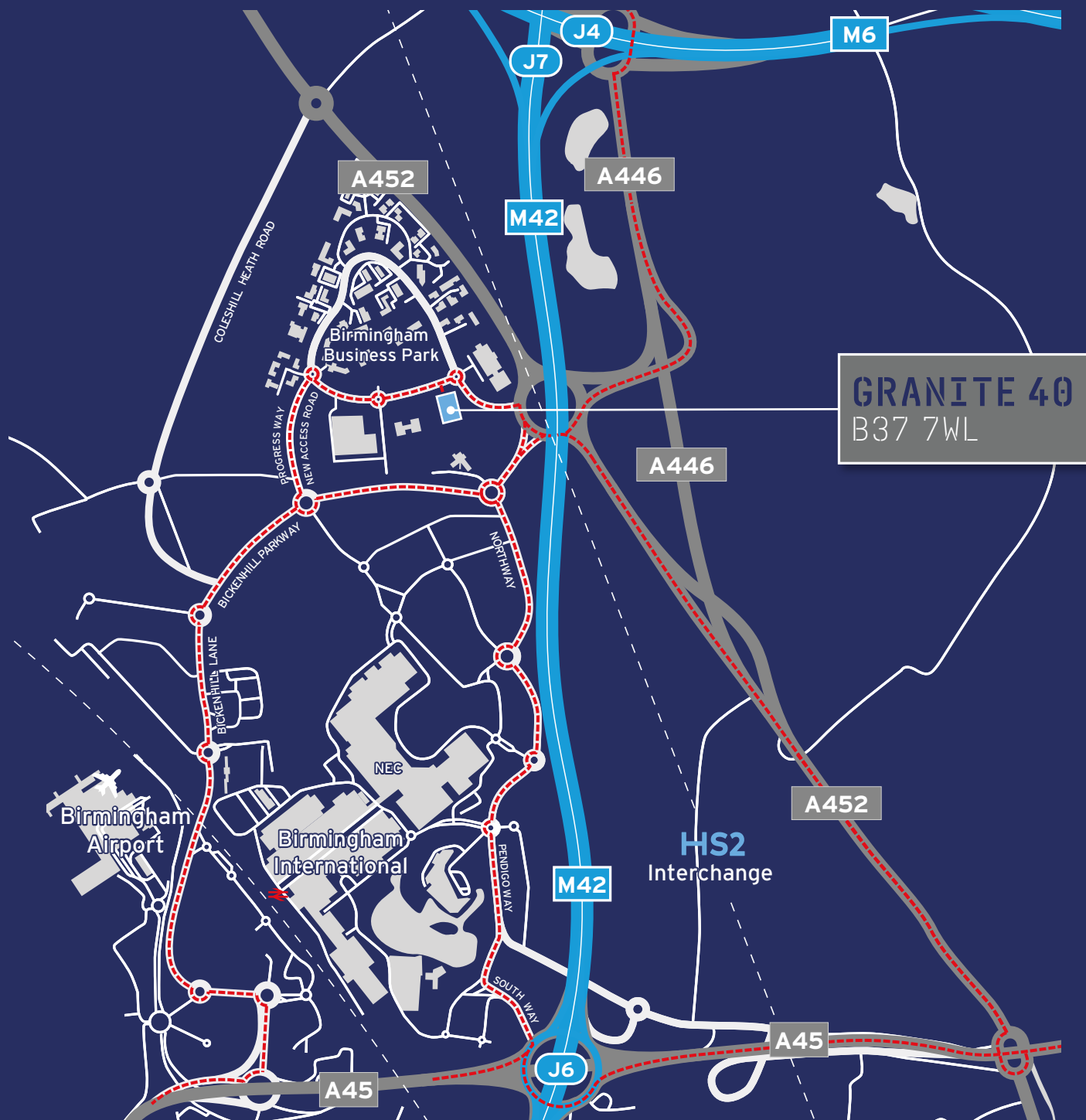
Office

- LED lighting
- 150mm raised access floor
- Metal suspended ceiling
- VRF heating and cooling
- Planning permission for 12,232 sq ft of offices

HIGH QUALITY SPECIFICATION

Accommodation (GIA)

GRANITE 40	sq ft	sq m
Ground Floor Warehouse	34,606	3,215
First Floor Office	4,049	376
First Floor Mezzanine	662	62
Total	39,317	3,653



 **JLL®**
0121 643 6440
jll.co.uk/property

Carl Durrant
07971 404 655
carl.durrant@eu.jll.co.uk

Chris Clark
07739 180 060
chris.clark@eu.jll.co.uk

**Lambert
Smith
Hampton**
0121 236 2066

Matthew Tilt
07834 626 172
mtilt@lsh.co.uk

Daniel Rudd
07736 620 969
drudd@lsh.co.uk