

PROLOGIS PARK

HIMS HILL

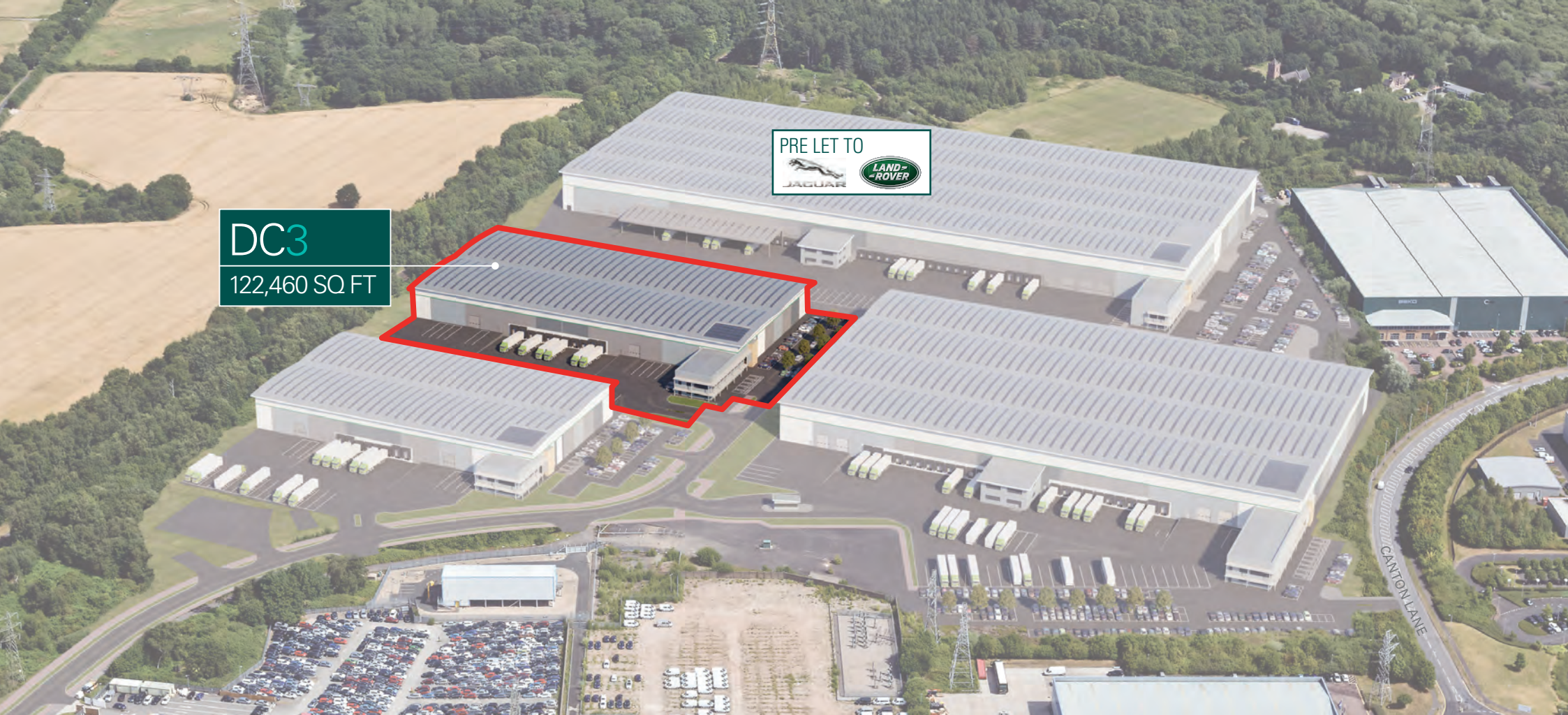
J9 M42 · BIRMINGHAM · UK

DC3

122,460 SQ FT

MANUFACTURING / DISTRIBUTION
BUILD TO SUIT OPPORTUNITY





DC3
122,460 SQ FT

PRE LET TO
JAGUAR LAND ROVER

PROLOGIS PARK HAMS HALL A NEW MANUFACTURING & DISTRIBUTION HUB CENTRALLY POSITIONED IN THE WEST MIDLANDS TO SERVE THE UK AND INTERNATIONAL MARKETS

- Prologis Park Hams Hall is the final significant development opportunity within Hams Hall
- Planning consent for B2 and B8 uses
- Located to the north-east of Birmingham at the centre of the UK's national motorway network
- On-site Intermodal Rail Freight Terminal linking to three sea ports and the Channel Tunnel
- Two international airports within short drive times
- Wide labour pool drawing from Birmingham, Tamworth, Solihull and Coventry
- Hams Hall is home to several world class companies
- Prologis best in class specification and build quality

YOU'RE IN GOOD COMPANY AT PROLOGIS PARK HAMS HALL



ENVIABLE SPECIFICATION

WAREHOUSE

- FM2 category floor
- 50 kN sq m floor loading
- 12.5m clear height
- 11 dock level doors
- 2 level access doors

OFFICE

- Two-storey offices
- Mechanically ventilated system
- Suspended ceilings
- Raised access floors

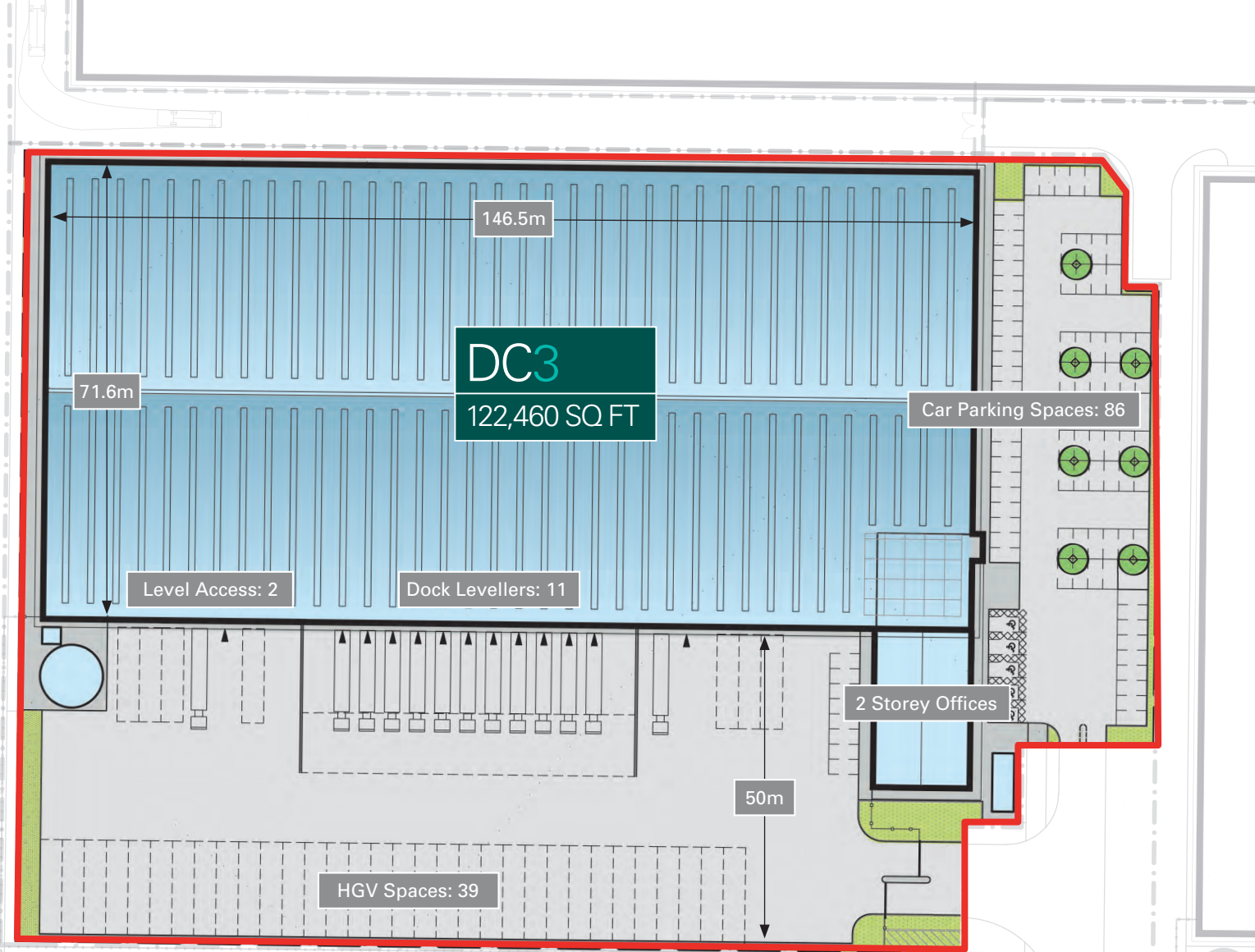
EXTERNAL

- 50m service yard
- Secure fenced site
- Security lighting – office car park / service yard
- Covered cycle shelter
- 86 car parking spaces
- 39 HGV parking spaces

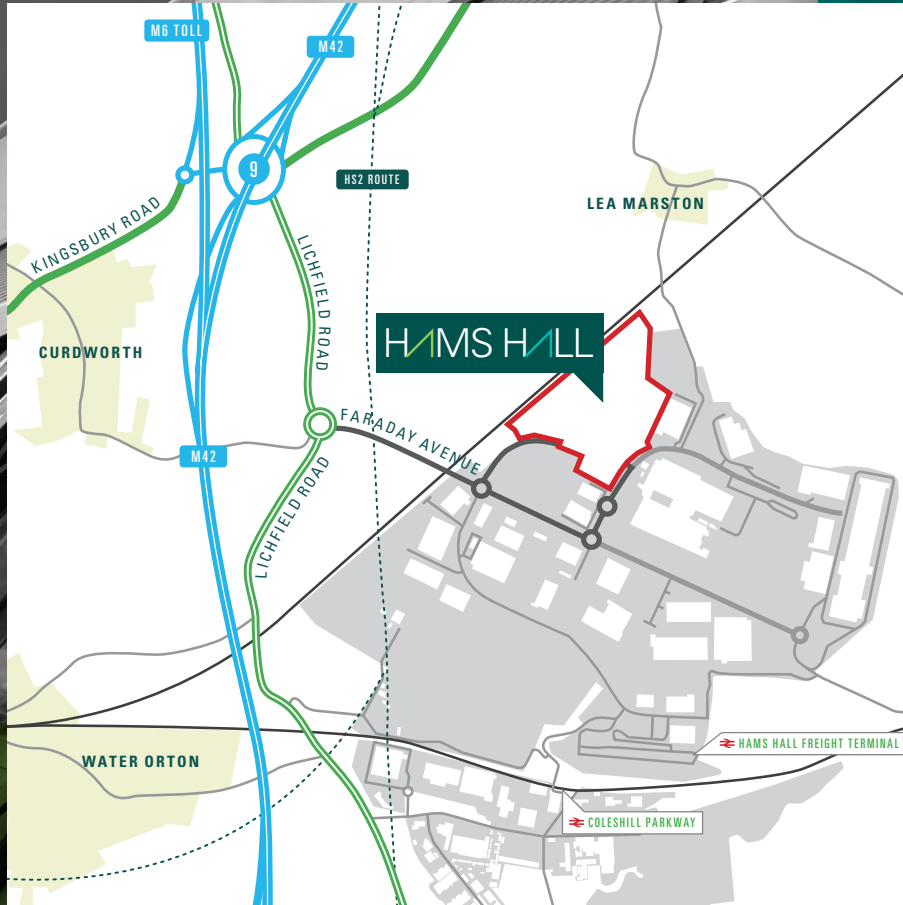
SUSTAINABILITY

- Target EPC rating of 'A'
- Min. BREEAM 'Very Good' (2014)
- Rooftop solar PV to deliver 10% of each buildings regulated energy use

TO VIEW ALTERNATIVE MASTERPLAN OPTIONS VISIT: PROLOGIS.CO.UK/HAMSHALL



DC3	SQ M	SQ FT
Unit	10,267	110,515
Offices	1,110	11,945
TOTAL	11,377	122,460



AT THE HEART
OF IT ALL —
HAMS HALL

SAT NAV: B46 1AL

PROLOGIS.CO.UK/HAMSHALL

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