



A NEW LOGISTICS AND MANUFACTURING DEVELOPMENT | OPPORTUNITIES AVAILABLE FROM 70,000 - 600,000 SQ FT

DEVELOPING

up to **2.6 million sq ft** of buildings
on a design & build basis

CREATING

a **thriving business destination**
at the heart of the UK's premier
logistics and manufacturing hub

DELIVERING

a first phase of **speculative**
logistics / manufacturing units
totalling **484,376 sq ft**

REACHING

92% of the UK's population within
4.5 hours' HGV drive time

STRENGTHENING

the **established** manufacturing,
production and distribution
capability of the region

SUPPORTING

the growing population in the
local area, including the proposed
sustainable urban extension of
6,000 new homes at Langley

GENERATING

up to **6,500 jobs** for the local skilled
workforce of 2.6 million living within
just **40 minutes'** drive time



TOGETHER WE ARE PEDDIMORE

INTRODUCING PEDDIMORE BIRMINGHAM,
A NEW NATIONALLY SIGNIFICANT LOGISTICS
AND MANUFACTURING PARK, DELIVERING
A HIGH QUALITY ENVIRONMENT TO MEET
THE DEMANDS OF MODERN BUSINESS.

In partnership with Birmingham City Council, IM Properties is developing an exemplar new development, built to the highest standards of sustainability in an environment where businesses can thrive. IM Properties is developing Zone A totalling 1.38m sq ft, with a new strategic gateway on the A38 and sitewide infrastructure. This unrivalled location provides many advantages including local & regional connectivity, availability of skilled labour and extensive local catchment.



**RAISING THE BAR NATIONALLY
FOR GRADE 'A' LOGISTICS AND
MANUFACTURING SPACE**

TOGETHER WE ARE PLACEMAKING



**OPPORTUNITIES AVAILABLE
FROM 70,000 - 600,000 SQ FT
ON ZONE A**



**FAST TRACK
BUILD TO SUIT
AVAILABLE Q4 2020**



**JUST 2.5 MILES
FROM THE M42
AT JUNCTION 9**



**SPECULATIVE DEVELOPMENT
COMMITMENT AVAILABLE
AUGUST 2021**



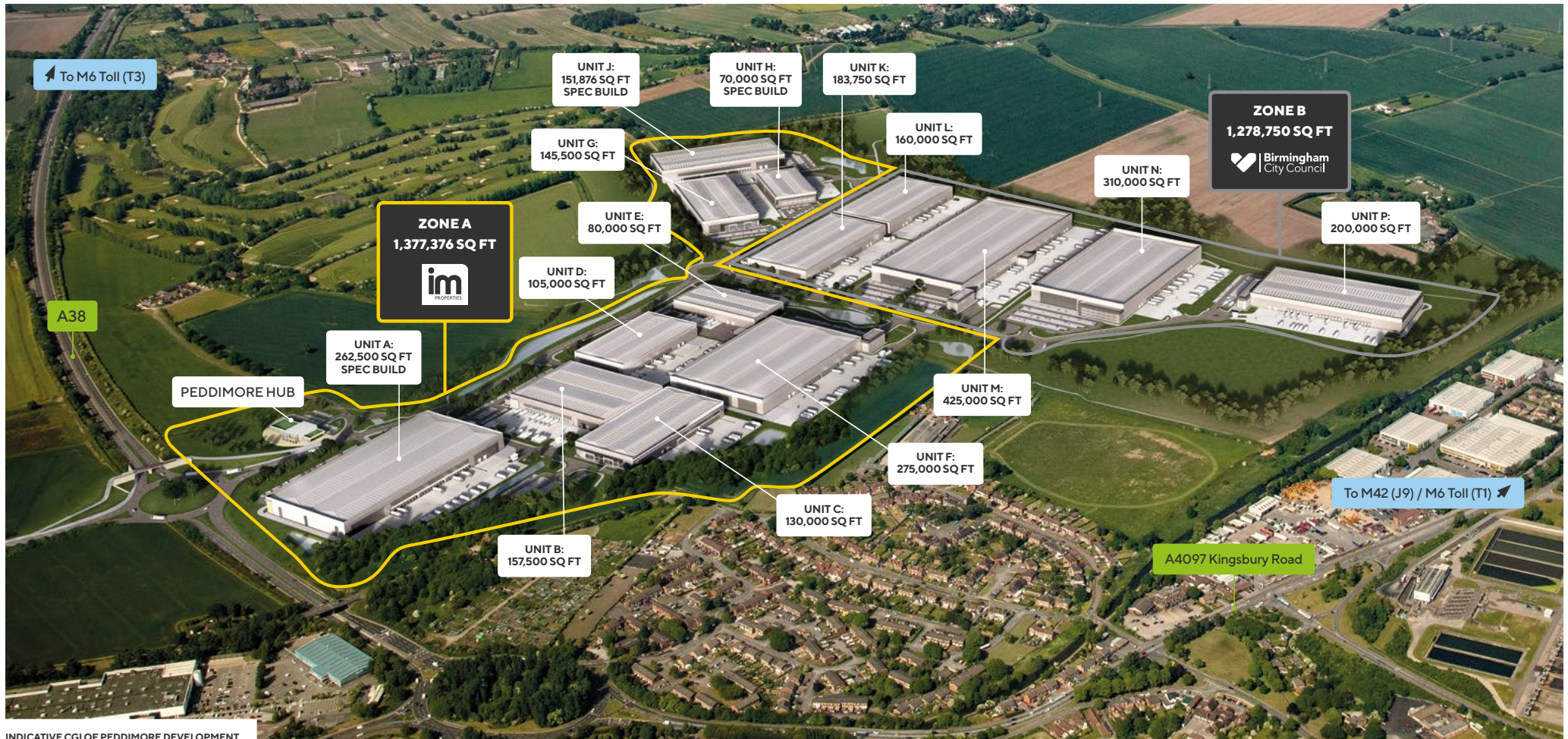
**REACHING 92% OF THE
UK WITHIN 4.5 HOURS'
HGV DRIVE TIME**



**HIGH QUALITY
BUSINESS
ENVIRONMENT**



**NEW STRATEGIC
GATEWAY ON
THE A38**



A UNITED UNDERTAKING A DESTINATION IN THE MAKING

ZONE A DELIVERY TIMESCALES



Planning application to be submitted by
JANUARY 2019



Planning application determination
APRIL 2019



Infrastructure commences
SEPTEMBER 2019



Infrastructure completes
JUNE 2020



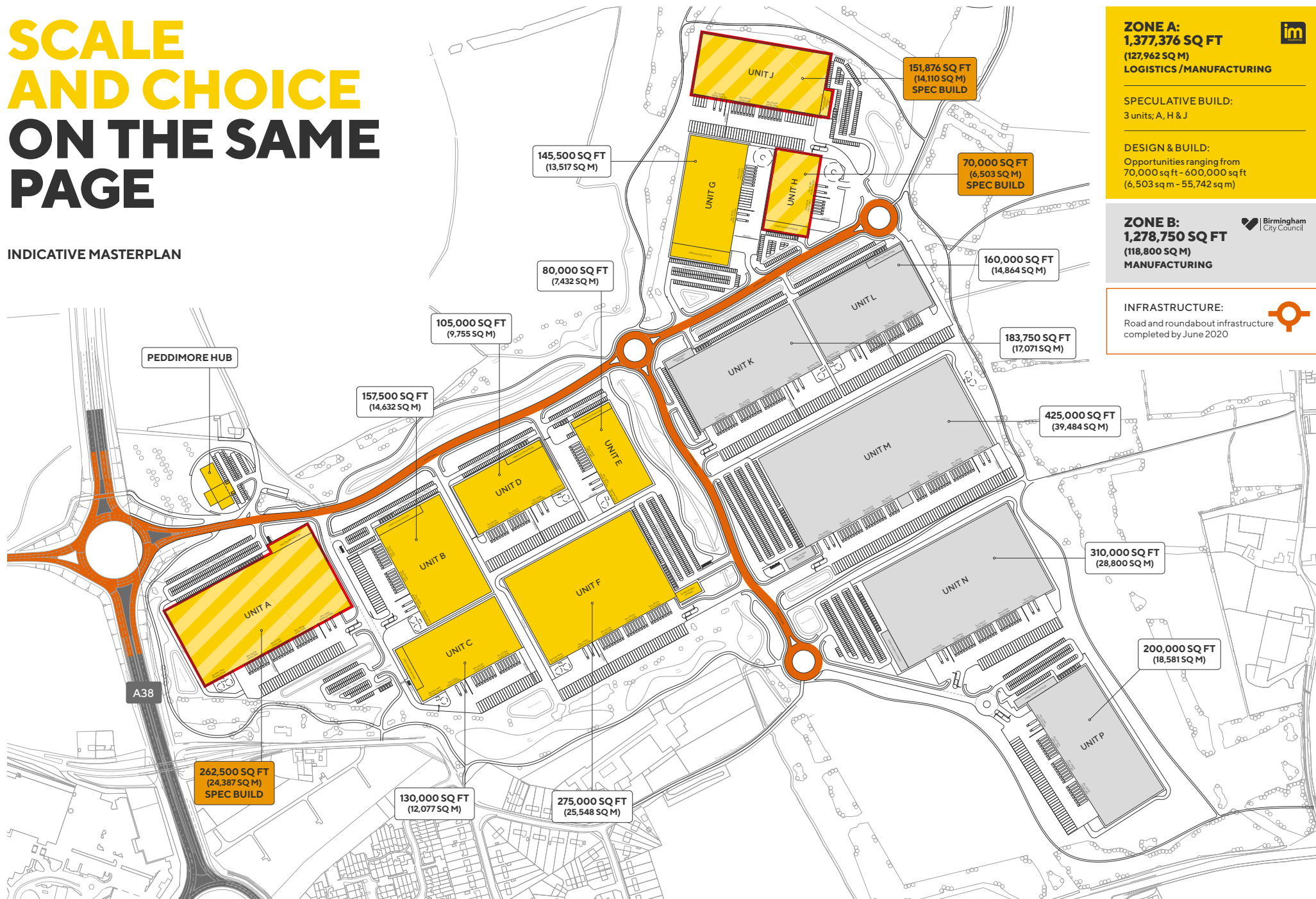
Fast track build to suit available
Q4 2020



Speculative development commitment
available **AUGUST 2021**

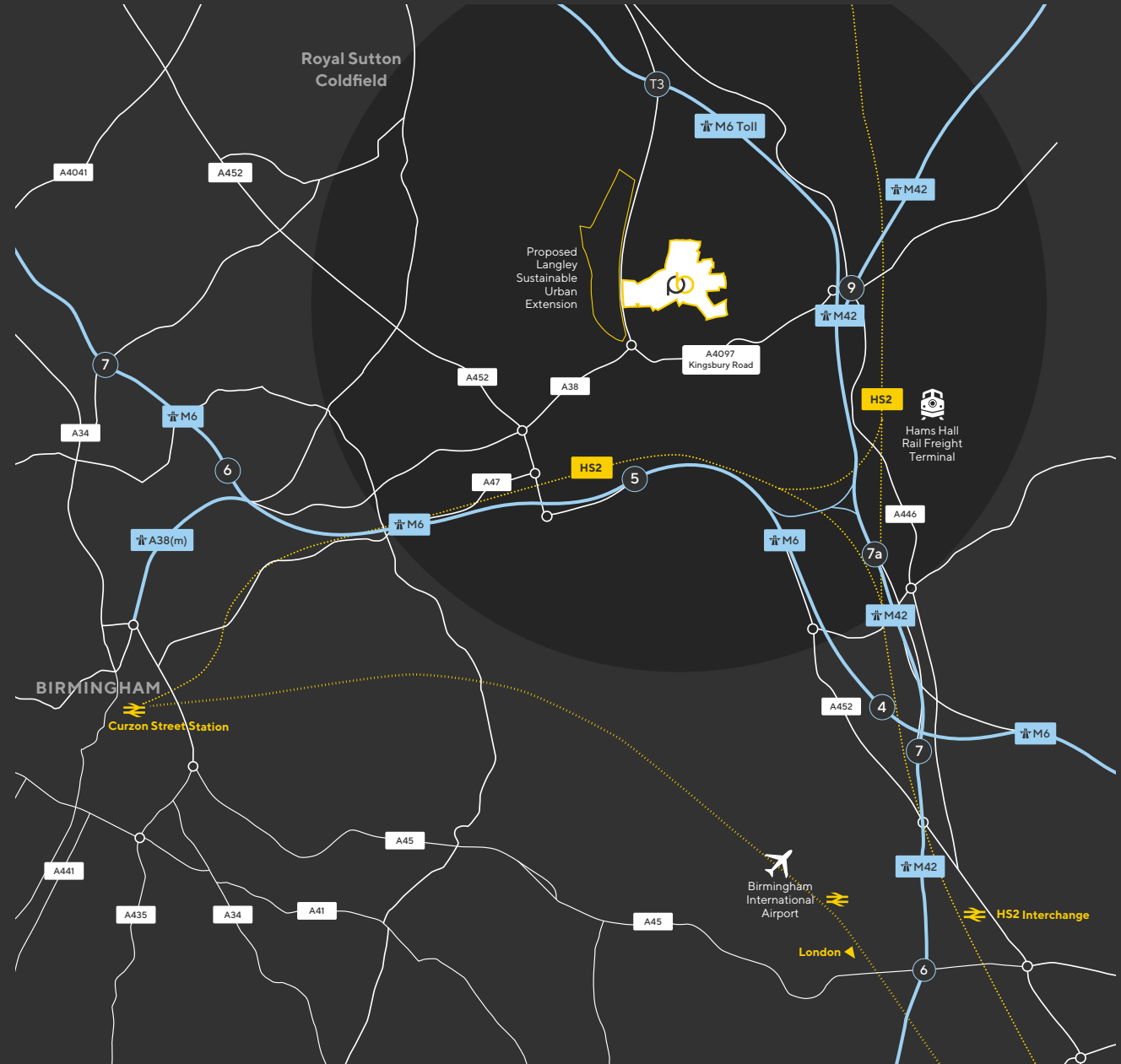
SCALE AND CHOICE ON THE SAME PAGE

INDICATIVE MASTERPLAN





**TOGETHER
WE ARE
DELIVERING**



TOGETHER WE ARE CONNECTING

MOTORWAY CONNECTIONS

M42 J9	2.5 miles
M6 J5	2.6 miles
M6 Toll T3	3 miles
M42 / M40 interchange	18 miles
M6 / M69 interchange	20 miles
M42 / M5 interchange	29 miles
M6 / M1 interchange	31 miles
M1 / M25 interchange	93 miles
M5 / M4 interchange	94 miles

CITY CONNECTIONS

Central Birmingham	7 miles
Birmingham International Railway Station	9.5 miles
Birmingham Airport	9.6 miles
HS2 Interchange	9.7 miles
Manchester	89 miles
London	114 miles

INTERMODAL CONNECTIONS

Hams Hall Rail Freight Terminal	4 miles
Birch Coppice	12 miles
DIRFT Rail Freight Terminal	35 miles
Port of Liverpool	106 miles
London Gateway Port	142 miles
Port of Southampton	143 miles
Port of Felixstowe	163 miles

Source: Google Maps

**TOGETHER
WE ARE
CREATING**

With advanced building design and specification, the initial speculative development will include smart grid infrastructure combining battery technology with PVs, offering occupiers a real competitive advantage with lower operational costs and an enhanced energy performance rating.



SMART GRID INFRASTRUCTURE

BREEAM®

TARGETING BREEAM EXCELLENT



TARGETING EPC 'A' RATING



**ENERGY STRATEGY TO REDUCE
CARBON EMISSIONS BY 67%**



**POWER SUPPLY OF 27 MVA
ACROSS ZONES A AND B**

TOGETHER WE ARE SUPPORTING

LOCAL EMPLOYMENT

Our work to enhance local employment will see us provide help to train people and get them ready for work, help people get back into jobs and support communities that need it most.

BUY LOCAL

Where possible, we will look to work with local suppliers across a range of services and open up opportunities for SMEs and social enterprises.

PARTNERS IN COMMUNITIES

We will work with local schools and community groups as well as with major private businesses who are working with us to help empower local communities.

GREEN AND SUSTAINABLE

We will deliver a Green and Sustainable Action Plan which makes a major positive contribution to the economic pillar of sustainable development, creates a positive social value legacy for Peddimore and supports Birmingham's green economy.

DELIVERING LONG-LASTING ECONOMIC AND SOCIAL BENEFITS FOR BIRMINGHAM AND ROYAL SUTTON COLDFIELD.

Peddimore is set to become one of the region's most important employment and economic locations and will provide excellent opportunities for local people from all backgrounds. By working with local training providers, schools, colleges and community leaders, we aim to nurture talent in the area and in doing so also help address the national skills shortages in the manufacturing and logistics sectors.

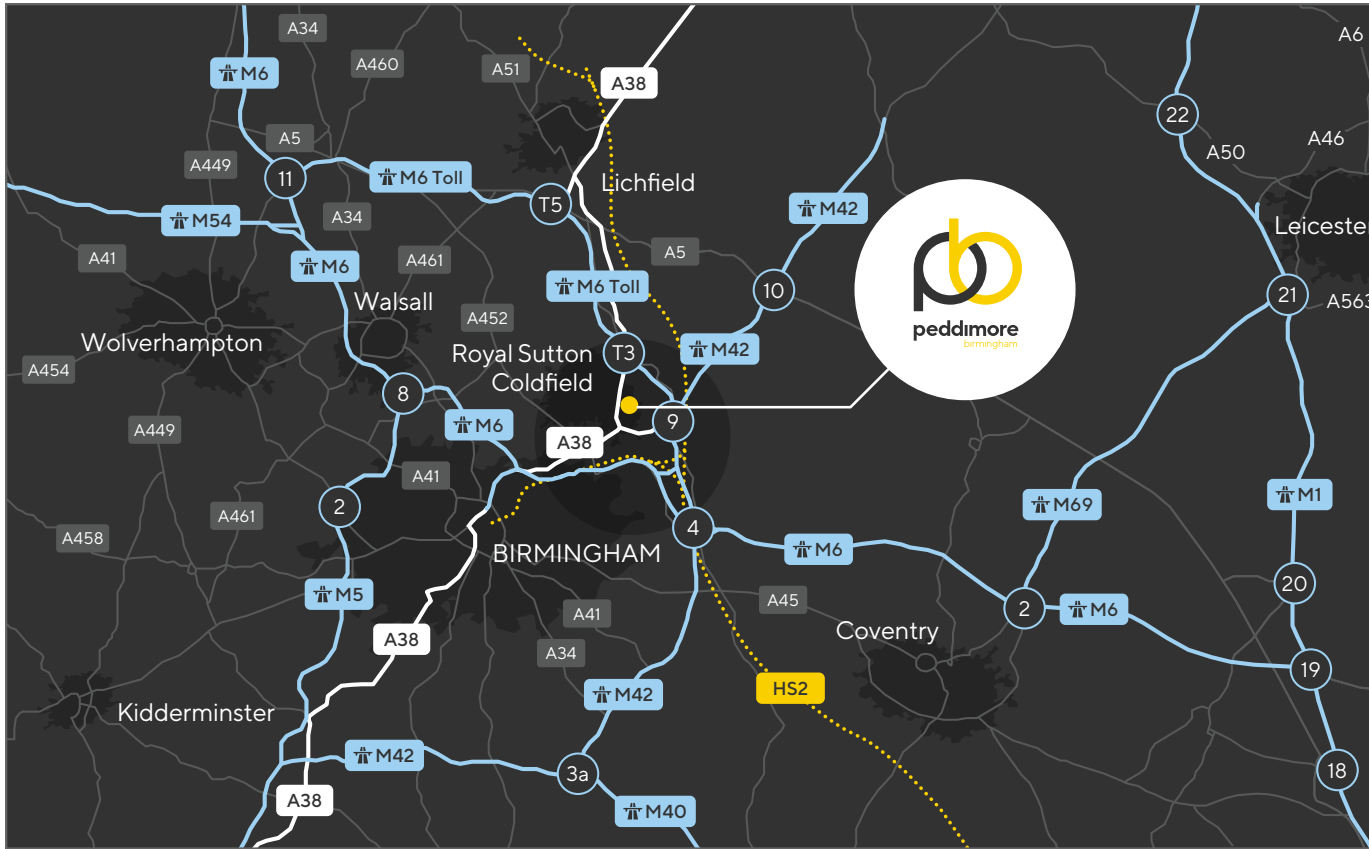


IM Properties was founded in 1987 as part of the IM Group, and has since established itself as one of the UK's largest privately-owned property companies, with a track record of delivery across all sectors of commercial real estate.

IM Properties have developed over 6.5M sq ft of industrial and logistics real estate becoming renowned in the industry for the consistent delivery of strategically located, award-winning schemes. The business has grown to encompass a real estate portfolio valued in excess of £1bn.

With a customer-focused approach to development, IM Properties is a market leader in quality building and has developed schemes for many blue chip customers across the globe; all delivered with local market knowledge and expertise.





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Source: Google Maps

PEDDIMOREBIRMINGHAM.COM

A DEVELOPMENT BY



IN PARTNERSHIP WITH



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The agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of the agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) vat may be payable on the purchase price and / or rent, all figures are exclusive of vat, intending purchasers or lessees must satisfy themselves as to the applicable vat position, if necessary by taking appropriate professional advice; (v) the agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. November 2018

All enquiries for Zone A, please contact: