

TH250

The Hub

Nobel Drive

Birmingham

B6 7EU



TO LET
251,845sq ft
(23,397sq m)



PROPERTY FEATURES

The property will comprise a large high bay storage and distribution warehouse located in a prime location close to j24a of the M1.

FLOOR AREAS

Building	Sq. ft	Sq. m
Warehouse	218,462	20,295.62
Ground floor Offices	11,587	1,076.48
First Floor Office	11,587	1,076.48
Second Floor Office	10,209	948.48
TOTAL (Approximate Gross Internal Area)	251,845	23,397
Mezzanine Area (three upper floors)	41,980	3,900

SERVICES

The property has mains drainage, electricity, water and gas.

BUSINESS RATES

From the 1st April 2026 the Rateable value is assessed as £2,170,000

EPC

The building has an EPC Rating of A14. Certificate number 0020-0131-8629-6975-6002 which is valid until 1st July 2029

SPECIFICATION

- Clear Working height 15m
- Lighting
- Sprinklers
- Floor loading – 50kn/m2 FM2 and DM1 to VNA racking aisles (Rack leg load 9 tonnes)
- 18 dock level loading doors
- 2 level access loading doors
- 50m deep yard area
- 250 Car parking spaces
- 500KVA power Supply
- 850KW Gas Supply

TENURE

The property is available by an assignment of the existing lease which expires on the 28th March 2034 or a sub lease.

RENT

On Application

VAT

The premises have been elected for VAT which will be charged at the prevailing rate

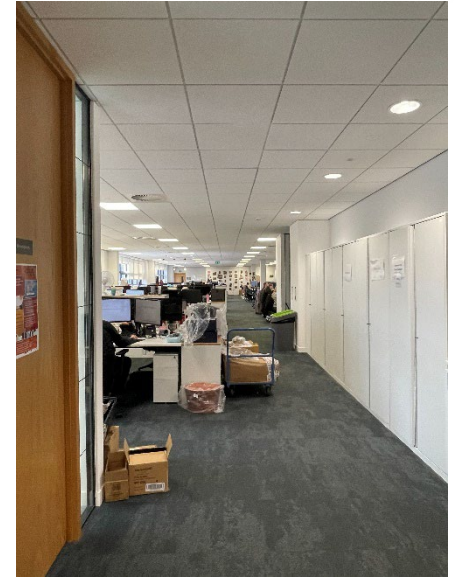
LEGAL COSTS

Each party to bear their own costs incurred in the transaction

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required

PROPERTY FEATURES



LOCATION: Nobel Drive Birmingham B6 7EU

The Hub is one of Birmingham’s premier industrial and distribution parks, located in Witton (postcode B6 7EU), approximately 2.5 to 3 miles north of Birmingham City Centre. It is a well-established 90-acre site known for its exceptional connectivity to both the national motorway network and major rail freight hubs.

Road Access and Distances

The estate is strategically positioned near the "Spaghetti Junction" (M6 J6), providing rapid access to the UK's main arterial routes.

Birmingham City Centre: ~2.5 miles (approx. 10–15 minutes via the A34 or A38).

M6 Motorway (Junction 6): ~1.5 miles. This provides a direct link to the M5, M42, and M1.

A38(M) Aston Expressway: ~1 mile. This is the primary high-speed link directly into the heart of the city.

A34: Immediate access, providing a direct north-south route through Birmingham.

Strategic Rail Freight Terminals

The Hub is uniquely placed to serve the "Golden Triangle" of UK logistics, with several major rail freight interchanges nearby:

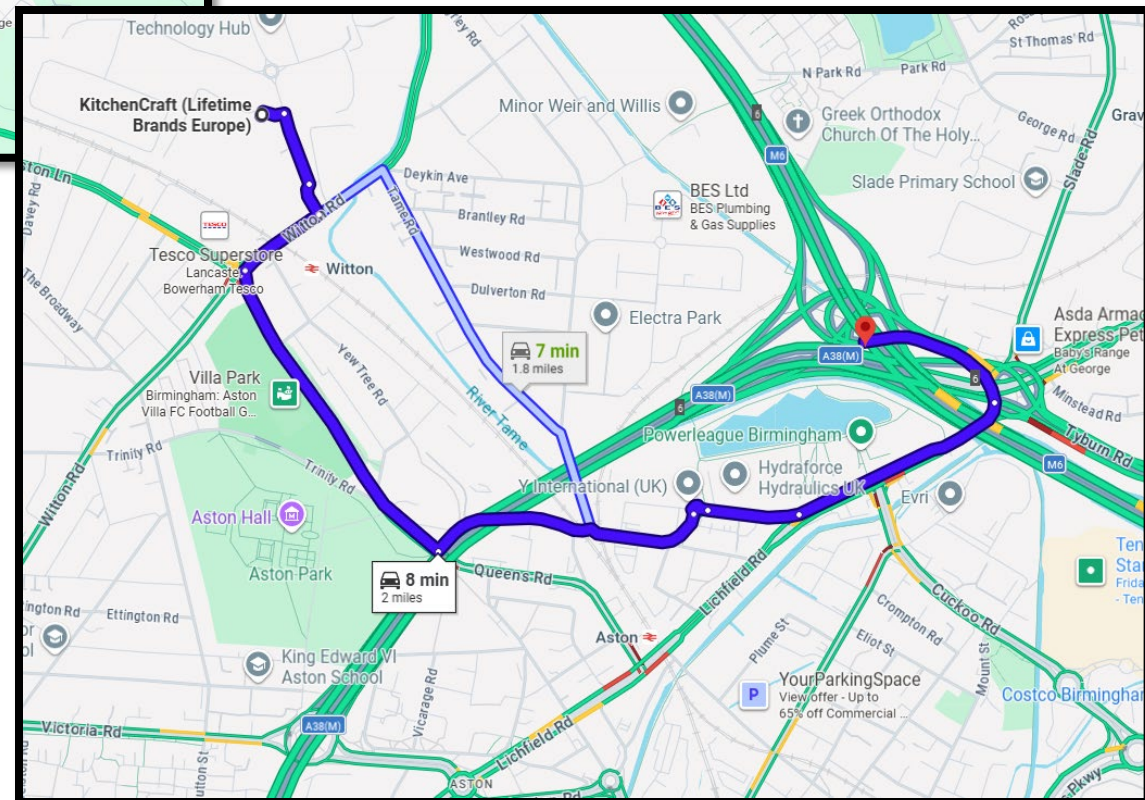
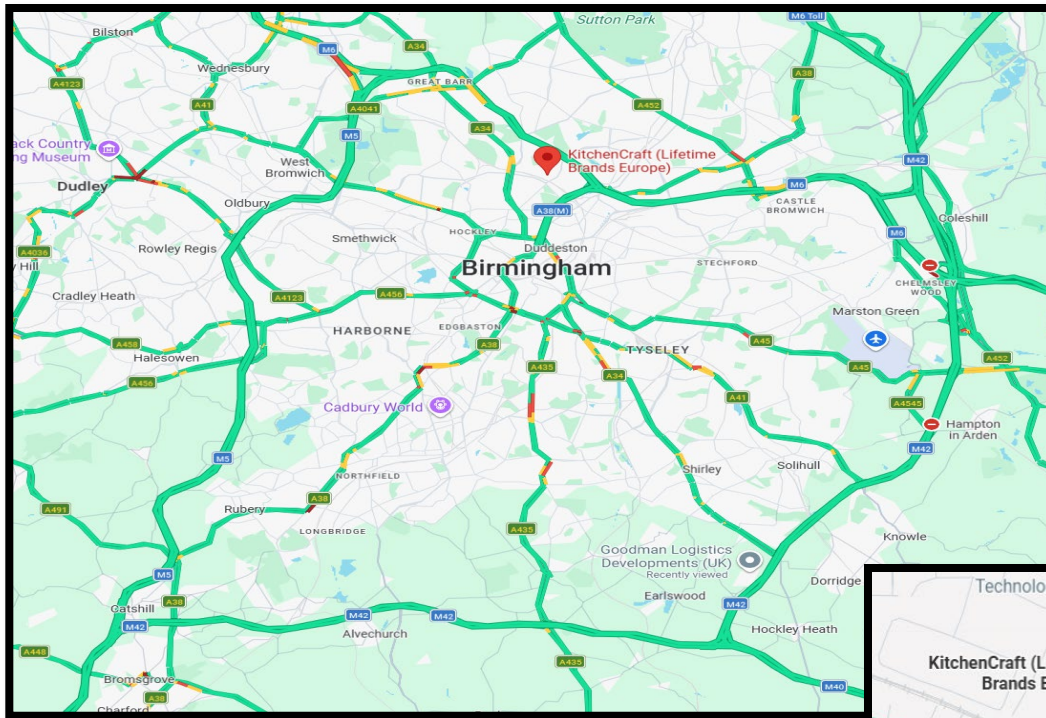
Terminal	Approx. Distance
Hams Hall (Coleshill)	10–12 miles
Birch Coppice (Tamworth)	15–17 miles
West Midlands Interchange	18–20 miles

Public Transport and Air Links

Rail Station: Witton Station is located immediately opposite the estate entrance. It provides a direct 10-minute service to **Birmingham New Street**, connecting the site to the national rail network for staff and commuters.

Birmingham Airport (BHX): 12 miles. The airport is easily reachable in 20–25 minutes via the M6 and M42, or via a train from Witton to New Street and then to Birmingham International.

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VIEWINGS

Viewings are via appointment with Cushman & Wakefield

For further information please contact :

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