

**ST. MODWEN
PARK
TAMWORTH**





High Quality Distribution Space

318,500
SQ FT

AVAILABLE DECEMBER 2019



ST. MODWEN PARK TAMWORTH

A PRIME, 32 ACRE INDUSTRIAL AND DISTRIBUTION SITE.

Conveniently located just off junction 10 of the M42, St. Modwen Park Tamworth provides a range of high quality warehouse opportunities.



Large labour pool

over 1,273,000 workforce
within a 30 minute drive



Quality

warehouse
opportunities



32 acre

prime distribution
site



Unrivalled

access adjacent
to J10/M42



B1, B2, B8

planning consent with
24 hour access



Up to 7.5 MVA

power supply



5 minutes

to Birmingham Intermodal
Freight Terminal



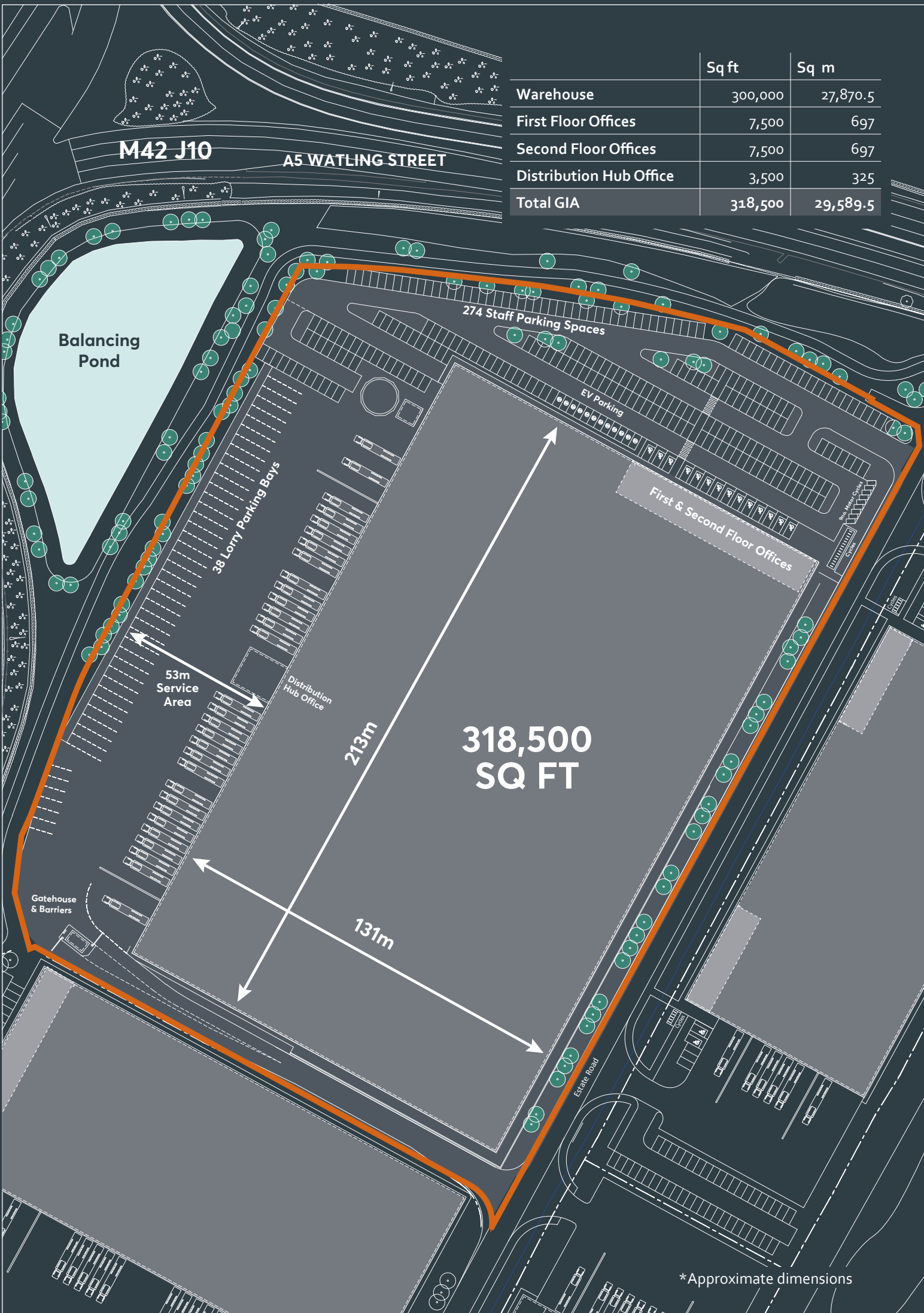
High profile

prime location





M42 J10



	Sq ft	Sq m
Warehouse	300,000	27,870.5
First Floor Offices	7,500	697
Second Floor Offices	7,500	697
Distribution Hub Office	3,500	325
Total GIA	318,500	29,589.5

**318,500
SQ FT**

*Approximate dimensions

T318 ACCOMMODATION

**318,500 SQ FT OF HIGH QUALITY
WAREHOUSE AND OFFICE SPACE.**

Designed to a high specification throughout and built to exceed occupiers' needs, T318 features a wide range of additional benefits. St. Modwen is already working on the delivery of the unit, with completion expected December 2019.

ENHANCED SPECIFICATION



Carbon Neutral

Solar panel system
(building carbon neutral
on completion)



12

Electrical vehicle
charging points



**Trim/
Fitness Trail**
circulating site



Enhanced
reception and office
specification



BREEAM
Excellent
(target)



38

Lorry parking bays



50KN

Floor loading



15%

roof lighting



800 KVA

(up to 7.5 MVA
available on site)



23 Dock doors

3 Level entry doors



4

Double height
dock doors



15m

haunch
height



274

Car parking
spaces



EPC rating

A



Comfort

cooling
offices



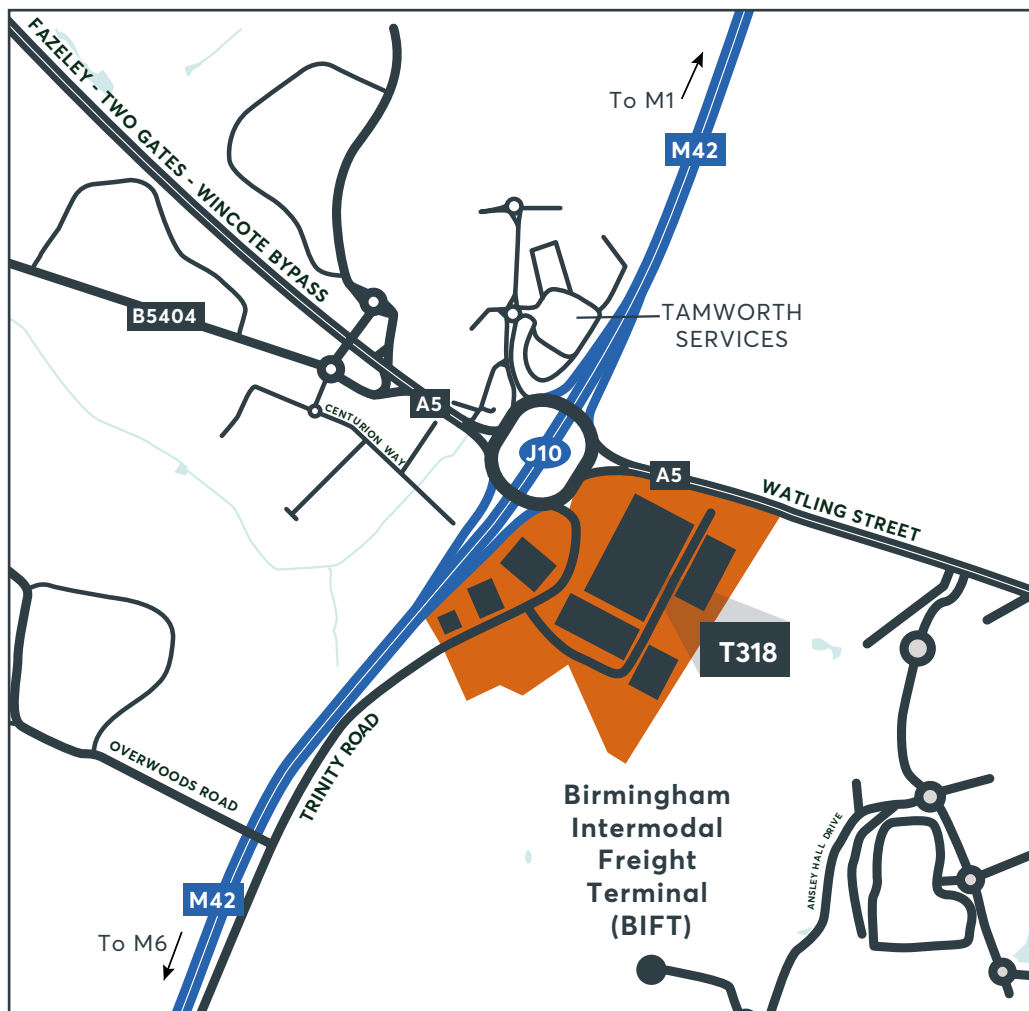
Grade A

office accommodation

CENTRAL LOCATION

POSITIONED OFF J10 OF THE M42 AND CENTRALLY LOCATED TO A NUMBER OF RAIL FREIGHT TERMINALS, PORTS AND AIRPORTS.

Tamworth's convenient access to the national motorway network has already attracted a significant number of high profile occupiers such as Euro Car Parts, UPS, Ocado, Aldi, Sainsbury's and many more.



KEY LOCAL OCCUPIERS



Sainsbury's





- Rail Freight Terminal
- Port
- ✈ Airport

**ST. MODWEN
PARK
TAMWORTH**

TRAVEL TIMES:

CITIES	Birmingham 17 miles 22 mins	Coventry 22.5 miles 30 mins	Manchester 89.5 miles 1 hrs 52 mins	London 126 miles 2 hrs 27 mins	
ROADS	M42 J10 0.5 miles 2 mins	M6 Toll 10.9 miles 13 mins	M6 J4 11 miles 17 mins	M1 J18 29.1 miles 46 mins	
AIRPORTS	Birmingham Airport 14.3 miles 20 mins	East Midlands Airport 23.6 miles 25 mins	Manchester Airport 82 miles 1 hr 29 mins	Heathrow Airport 116 miles 1 hr 49 mins	
PORTS	Bristol Ports 106 miles 1 hr 44 mins	Liverpool Dock 107 miles 2 hrs	Hull Port 124 miles 2 hrs 7 mins	Southampton Port 144 miles 2 hrs 30 mins	Port of Dover 212 miles 3 hrs 25 mins
RAIL FREIGHT	BIFT 2.4 miles 5 mins	Hams Hall RFT 7.3 miles 13 mins	DIRFT 39.1 miles 51 mins	East Midlands Gateway RFT 24 miles 29 mins	

Source: Google Maps 2019

FOR MORE INFORMATION

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