



# GRAVELLY

## INDUSTRIAL PARK

TYBURN ROAD, BIRMINGHAM **B24 8HZ**



**AberdeenStandard**  
Investments

**2,000 - 205,000 SQ FT**  
HIGH QUALITY PRODUCTION / WAREHOUSE UNITS TO LET  
[WWW.GRAVELLYINDUSTRIALPARK.CO.UK](http://WWW.GRAVELLYINDUSTRIALPARK.CO.UK)

# 2,000 - 205,000 SQ FT HIGH QUALITY PRODUCTION / WAREHOUSE UNITS

## THE ESTATE

Set in a landscaped setting, the estate covers 32.4 hectares (80 acres) and comprises 78 high quality refurbished production/warehouse units totalling 1,100,000 sq ft ranging in size from 2,000 sq ft up to 205,000 sq ft.

## SECURITY

The estate benefits from 24 hour manned security with CCTV and car registration plate reading system. The security is further improved with regular daily patrols.

## PLANNING

All units on the estate are suitable for light industrial, general industry and storage/distribution uses falling within Class B1, B2 and B8. Individual planning consents may need to be achieved.

## TERMS

Units are offered on new fully repairing and insuring leases on terms to be agreed.

## EPC

EPCs are available upon request from the agents.



STEEL PORTAL  
FRAME CONSTRUCTION



24 HOUR MANNED  
SECURITY



CONCRETE SERVICED  
YARD AREAS



ALLOCATED  
CAR PARKING



ALL MAINS SERVICES  
CONNECTED TO SITE



0.6 MILES FROM J6  
OF THE M6 MOTORWAY

## AVAILABILITY

A schedule of current availability, rents and EPC ratings is enclosed. For further details, please contact the agents.

## DEMOGRAPHICS

### POPULATION OF WORKING AGE (WITHIN A 30 MIN DRIVE TIME)

ECONOMICALLY ACTIVE POPULATION	10 MINS	20 MINS	30 MINS
	24,387	279,016	846,263

### LABOUR MARKET STATISTICS (WITHIN A 30 MIN DRIVE TIME)

TOTAL POPULATION AGED 16-74	1,302,395
TOTAL UNEMPLOYED	54,466

### OCCUPATION (WITHIN A 30 MIN DRIVE TIME)

MANUFACTURING	154,024
PROCESS, PLANT AND MACHINE OPERATIVES	84,462
TRANSPORT, STORAGE AND COMMUNICATIONS	57,294



