

TAMWORTH CLX

CORE 42 | TAMWORTH | B78 1SZ



160,825 sq ft (14,941 sq m)
NEW LOGISTICS UNIT TO LET

- UNDER CONSTRUCTION
- AVAILABLE FOR OCCUPATION Q4 2018
- PRIME LOGISTICS LOCATION



WAREHOUSE

- Steel portal frame construction
- 2 storey goods office
- 12 metres to underside of haunch
- Floor loading capacity of 50kN/m²
- 14 Hormann dock level loading doors
- 2 Hormann level access loading doors
- 15% roof lights

EXTERNAL

- Secure yard & parking
- 50m deep yard
- 50 no. HGV parking spaces
- 127 car parking spaces
- Gatehouse available
- Sheltered cycle storage
- Site area 10 acres (4.05 hectares)

OFFICES

- Raised access floor
- Suspended ceilings
- Recessed LED lighting consistent with LG7
- Gas heated
- Carpeted
- Male, female and disabled WC facilities
- Kitchenettes
- Passenger lift
- Showers and changing facilities
- Ground floor entrance reception area

SUSTAINABILITY

- The unit will incorporate the latest environmental technologies to provide a minimum 'Very Good' BREEAM rating.
- Rainwater harvesting

A detailed specification is available upon request.



Core 42 is a significant 43.29 acre site in a prime location fronting the A5 0.5 miles from Junction 10 of the M42.

Once completed the building will accommodate a new grade A industrial facility situated in a prime logistics location accessed from Junction 10 M42.

LOCAL OCCUPIERS

- | | |
|----------------------|-------------------|
| 1. SAINSBURY'S | 5. UPS |
| 2. DB SCHENKER | 6. BRISTAN |
| 3. HEADLAM CORPORATE | 7. EURO CAR PARTS |
| 4. YUSEN LOGISTICS | 8. BEKO |



Schedule of Accommodation		
	sq ft	sq m
Warehouse	151,460	14,071
Offices (2 storey)	9,150	850
Gatehouse	215	20
Total GIA	160,825	14,941
(Subject to measurement)		



Airports

Airports around the UK are easily accessible from Core 42 with East Midlands Airport, Britain's largest dedicated air freight hub being directly connected via the M42.

Birmingham Airport	14.3 miles
Nottingham East Midlands Airport	24.4 miles
Manchester Airport	83 miles
London Heathrow Airport	116 miles



Cities

Birmingham	15 miles	23mins
Leeds	103 miles	1hr 38mins
Manchester	100 miles	1hr 41mins
London	111 miles	2hrs 4mins
Bristol	145 miles	2hrs 34mins



Ports

For sea freight all major ports can be reached easily due to the superb access to the national motorway network.

London Ports	131 miles
Felixstowe	165 miles
Dover	199 miles



Birmingham International Freight Terminal

Located nearby, BIFT has the capacity to hold 3,000 containers with gantry cranes able to lift 25 containers per hour, 24/7 per week. BIFT currently receives 7 freight trains daily and W10 gauge allows large containers to arrive from the UK ports of Felixstowe and Tilbury.

Hams Hall Rail Freight Terminal is located 8.7 miles distant.



Motorway Access

Core 42 has excellent access to the national motorway network due to its strategic location close to the M42 and nearby M6, M6 Toll, M69, M1, M5 and M40.

J10 M42	0.5 mile
M6 Toll	7 miles
M6 North J4a	8 miles
M6 South J4	9.5 miles
M5 South	18 miles
M1 North J23a	20 miles
M69 North	21 miles
M1 South J18	28 miles



Jaguar Land Rover

Castle Bromwich Plant	12.7 miles
Whitley Plant	25 miles
Solihull Plant	17.2 miles
i54 Plant	25.4 miles

Demographics



Low average hourly wage rate

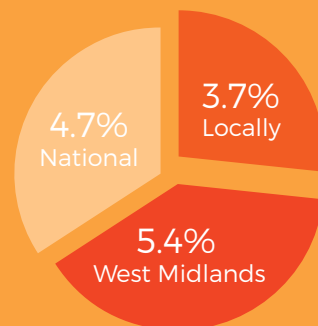
£11.96 Locally
£12.74 West Midlands
£13.66 National



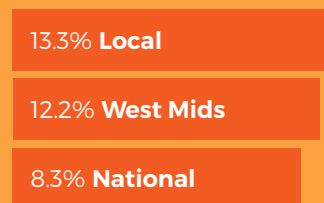
Low weekly earnings

£469.10 Locally
£510.20 West Midlands
£540.20 National

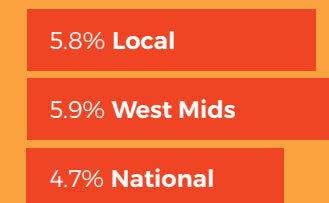
Unemployment



% Jobs in manufacturing



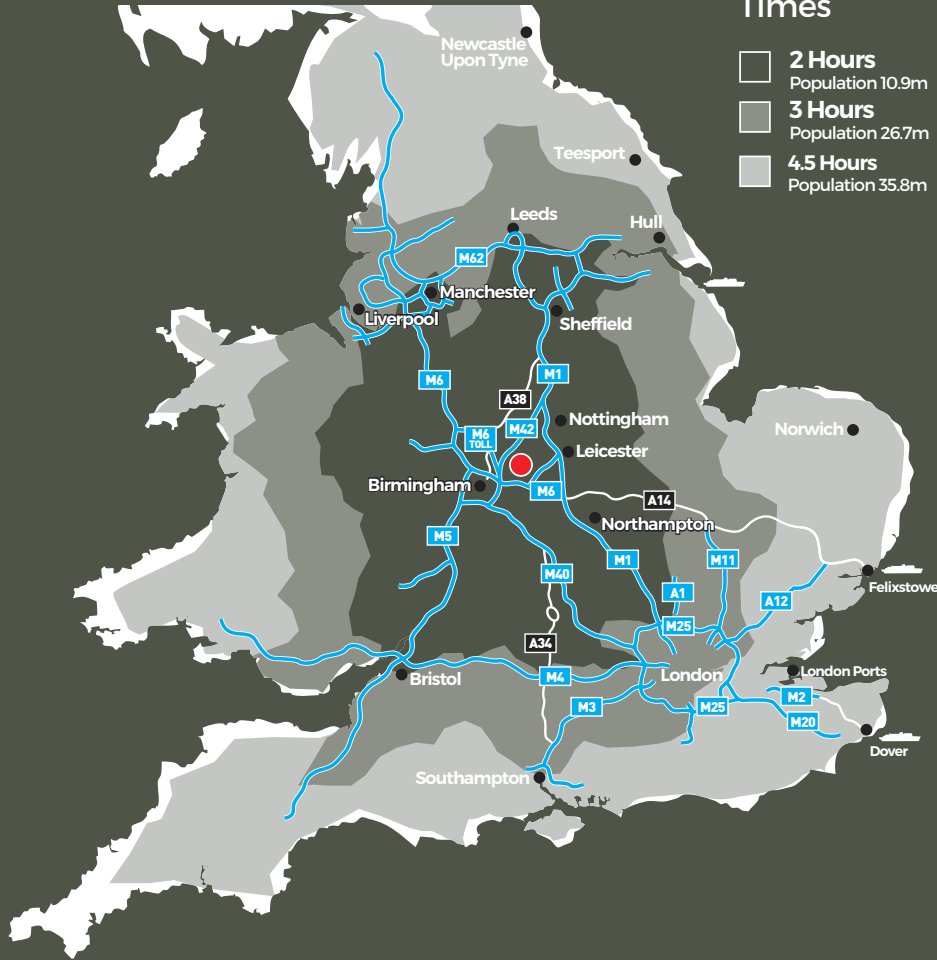
% Workers in transport/storage services



Source: ONS Annual Population Survey - 2016

HGV Drive Times

- 2 Hours**
Population 10.9m
- 3 Hours**
Population 26.7m
- 4.5 Hours**
Population 35.8m



Sat Nav: B78 1SZ

This prime logistics location is within 4.5 hours HGV drive time of 85% of the UK population and the majority of major sea ports.

For further information contact:

nick.waddington@mwre.co.uk
adam.mcguinness@mwre.co.uk

robert.rae@avisonyoung.com
rob.watts@avisonyoung.com

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MWRE
MCGUINNESS
WADDINGTON
0121 285 9470
WWW.MWRE.CO.UK

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024 7663 6888
avisonyoung.co.uk