

**ST. MODWEN
PARK**
TAMWORTH

PHASE 2

J10 M42
TAMWORTH
B78 2EY



**Image for indicative purposes only*

stmodwenlogistics.co.uk

Build to suit opportunities available
Up to 318,500 sq ft





*Image for indicative purposes only

**ST. MODWEN
PARK
TAMWORTH**

M42 J10

THE DEVELOPMENT

ST. MODWEN PARK TAMWORTH IS A 32 ACRE PRIME DISTRIBUTION SITE PROMINENTLY SITUATED ADJACENT TO JUNCTION 10 OF THE M42 MOTORWAY.

Providing occupiers with the opportunity to base themselves at the heart of the Midlands motorway network, the M42 provides direct access to the M6, M6 Toll, M1 and M40 motorways.

- **OUTLINE CONSENT FOR 705,000 SQ FT OF B1 B2 B8 DEVELOPMENT**
- **OVER 1,273,000 WORKFORCE WITHIN 30 MINUTES DRIVE TIME***
- **UP TO 7.5 MVA WITH CAPACITY FOR EXPANSION**
- **ON M42 JUNCTION 10**
- **5 MINUTES TO BIFT**

*Source: ons, myede, 2015



Adjacent
J10 / M42



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

Large
labour pool



Build
to suit



Up to
7.5 MVA
of power supply



EXTERNAL



- Up to 50m deep service yards
- Security lighting – office car park / service yard
- Covered cycle shelter
- Up to 15m clear internal height

WAREHOUSE



- FM2 category floor
- 50 kN sq m floor loading
- Minimum BREEAM (2014) 'Very Good' accreditation
- Two-storey offices

OFFICE



- Comfort cooling to office accommodation
- Suspended ceilings
- Raised access floors

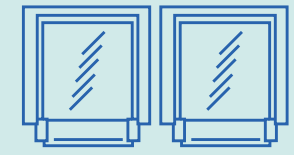
ESTATE AND BUILDING LAYOUT



24/7
hours use



Up to **15m**
eaves height



**Dock and
level loading**



BREEAM
'VERY GOOD'
(2014) Target accreditation



50KN/m²

ACCOMMODATION

T118	SQ FT	SQ M
Warehouse	111,250	10,355.5
Office	7,500	697
TOTAL	118,750	11,032.5

T318	SQ FT	SQ M
Warehouse	300,000	27,870.5
Office	18,500	1,718.5
TOTAL	318,500	29,589

T63	SQ FT	SQ M
Warehouse	60,000	5,574
Office	3,000	279
TOTAL	63,000	5,853

T46A/B*	SQ FT	SQ M
Warehouse	92,000	8,547
Office	5,600	520
TOTAL	97,600	9,067

*TLP 46A/B consists of two units.

M42
J10

A5 WATLING STREET

TRINITY ROAD

PHASE 1

PHASE 2

T12

T28

T49

T118

T318

T46A/B

T63

213m
131m

152m
68m

64m
67m
67m

64m
87m



ST. MODWEN PARK TAMWORTH

T318	
Warehouse	300,000 sq ft
Offices	18,500
Haunch height	15m
Floor loading	50Kn
Dock doors	27
Level entry doors	3
Yard depth	53m
Dimensions	131m x 213m

*T46A/B	
Warehouse	92,000 sq ft
Offices	5,600
Haunch height	10m
Floor loading	50Kn
Dock doors	8
Level entry doors	4
Yard depth	Cross loading 2 x 40m
Dimensions	64m x 134m

*TLP 46A/B consists of two units.

T118	
Warehouse	111,250 sq ft
Offices	7,500
Haunch height	12.5m
Floor loading	50Kn
Dock doors	12
Level entry doors	4
Yard depth	50m
Dimensions	68m x 152m

T63	
Warehouse	60,000 sq ft
Offices	3,000
Haunch height	10m
Floor loading	50Kn
Dock doors	6
Level entry doors	2
Yard depth	45m
Dimensions	64m x 87m



PHASE 2
UP TO 318,500 SQ FT
AVAILABLE Q4 2019

PHASE 1
UP TO 89,375 SQ FT
AVAILABLE Q3 2019

A5

M42 - J10

M42

LOCATION

ST. MODWEN PARK TAMWORTH IS LOCATED DIRECTLY ON J10 OF THE M42 MOTORWAY AND WITHIN 5 MINUTES OF BIRMINGHAM INTERMODAL FREIGHT TERMINAL.

Birmingham City Centre is approx. 15 miles to the south west via J4A of the M6 which in turn provides extensive access to the greater midlands area.

Open 24 hours per day, 7 days per week, BIFT is operated by the UK's foremost multimodal transport and container handling specialists, Maritime.

The 35 acre facility offers daily rail connections with Felixstowe and Southampton sea ports, and regularly handles 9'6" High Cube (W10 gauge) containers, with a capacity to securely store 3,000 units on site.

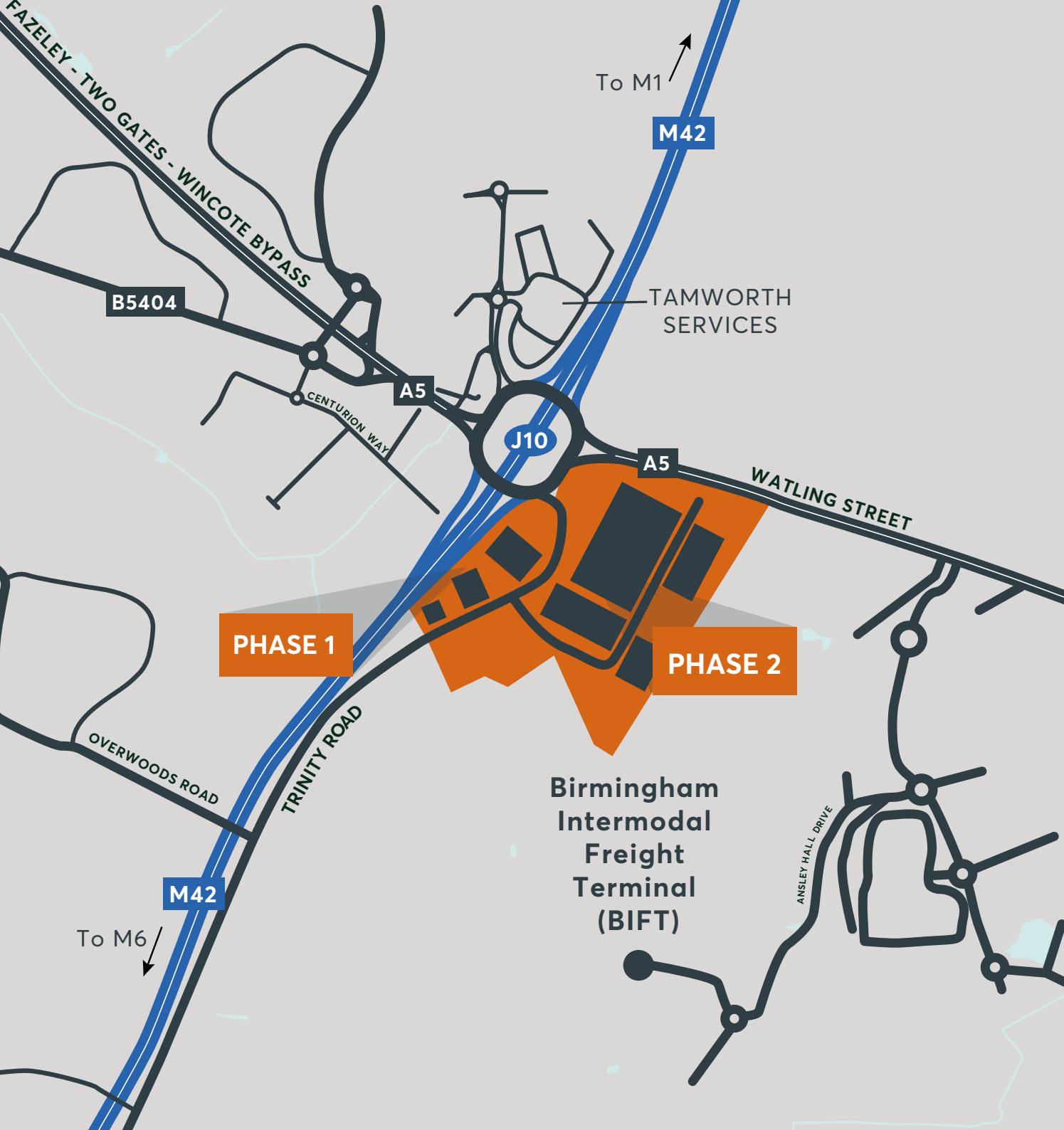
LOCAL OCCUPIERS INCLUDE:



**ST. MODWEN
PARK
TAMWORTH**



SAT NAV: B78 2EY



BY CAR

M42 Junction 10	0.5 miles	1 min
BIFT	1.5 miles	5 mins
M6 Toll Road	7 miles	9 mins
Coventry	14 miles	24 mins
Birmingham Airport	14 miles	22 mins
Birmingham	15 miles	23 mins
East Midlands Airport	23 miles	27 mins
London	111 miles	2 hrs 4 mins

BY BUS

Over 350 buses a day serving not only the surrounding communities but also Birmingham City Centre, Solihull, Bromsgrove and the wider region.



THE DEVELOPER

ST. MODWEN IS A DIFFERENT KIND OF PROPERTY PARTNER TAKING A DIFFERENT VIEW. THIRTY YEARS' EXPERIENCE AS AN EXPERT DEVELOPER AND REGENERATION SPECIALIST, DEALING WITH COMPLEX AND CHALLENGING SITES, HAS TAUGHT US TO CHALLENGE THE NORM AND CREATE NEW AND SUSTAINABLE SOLUTIONS TO BENEFIT ALL THOSE INVOLVED.

Today, we continue to unlock value and deliver quality outcomes across a wide range of activities, from regeneration to the long-term planning and development of commercial and residential assets, as well as active asset management.

We combine end-to-end expertise - through our network of regional offices, our residential business and our central asset management team, and through joint ventures with public sector and industry leading partners - to deliver lasting results for all concerned.

St. Modwen's customers include a range of high quality global occupiers including Hellmann Worldwide Logistics, Grupo Antolin, Screwfix Direct, DPD and Amazon.

FOR FURTHER INFORMATION

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