



an a new era in industrial & logistics property
industrial
evolution
in every
sense

space is
generic

place is personal

why
work in an
environment
when
you could
work in an
experience?

A new era in logistics and manufacturing space is happening right now. Modern occupiers are not just looking for, but demanding and expecting more from their working environments.

No longer simply content with 'space', today's progressive businesses are asking for a place that makes sense...in every sense. The sights, the sounds, the looks, the feels, the finishing touches that are in touch with their requirement for a workplace with a better work-life balance.

IM Properties are proud to be at the forefront of this industrial evolution. We see it as our responsibility to provide working environments with a real sense of place and a clear objective to be more flexible, more sustainable, more social, more creative and more active. Why? Because we firmly believe that a workplace should be a happy place, after all, it's been proven that where positivity flows, productivity grows.

Welcome to industrial in a new light.

Welcome to Peddimore.

room to breathe

Amenity corridor

Seating areas, amenity structures and the Peddimore Brook, which runs through the middle of a 40-60m wide landscaped green corridor.



Event space

A large, 40m circular landscaped green space for uses such as street food festivals, live bands and wellbeing workshops.



Peddimore Hub

A facility that could offer amenities such as food and retail, bike hire and maintenance, and a flexible space for a variety of uses.



Locations to pause

Seating and relaxing spaces, as well as nature / wildlife boards and art co-designed by artists and local communities, dotted around the site.





Landscaping / walking routes

A variety of attractive, safe and accessible footpaths as well as a 4km cycle route that circles the edge of the site.



Link to Birmingham and Fazeley Canal

Pedestrian access to the adjoining canal – an important leisure and amenity area as well as a route to connect the development by foot and cycle paths to surrounding areas.



Sports pitches

A number of sports pitches as well as a sports pavilion with changing rooms.



more than
just your
everyday work
environment –
**this is a breath
of fresh air.**

08

At Peddimore, landscaping leads the way, with a focus on creating a best-in-class environment. Take a stroll around the variety of footpaths or feel the wind in your hair as you take your bike for a spin around the four-kilometre path that circles the edge of the site.



4km of walkway and cycle paths around the edge of the development

Landscaped environments



Biodiversity



Canalside access



Open water brook

Peddimore benefits from pedestrian access to the adjoining Birmingham and Fazeley Canal which is an important leisure and amenity area, as well as a means of connecting the development by foot and cycle paths to the surrounding local areas. We all know that spending time in green space or bringing nature into your everyday life can benefit both mental and physical wellbeing. So much more than just space, this is a vision to provide an environment which benefits the wellbeing of the occupiers. Walk more, run more, cycle more...Peddimore.

where **positivity flows,** productivity grows.

Introducing the Amenity Corridor at Peddimore, a communal social space on the park that includes an amenity space, outdoor seating and the Peddimore Brook which runs through the middle of a 40-60m wide landscaped green corridor.

The space offers employees the opportunity to sit and savour the flavour of the food and beverage offer, or connect with the wider footpaths and cycle routes on the estate.

Coffee shop



Outdoor / Open spaces



Outdoor seating areas

There will be two structures in place connected by a courtyard. One 'pod' will be used as a coffee facility and the other a flexible space offering opportunities for a range of uses including wellbeing workshops, fitness classes, health screenings and a meeting space for occupiers.

Breakout spaces



Street food festivals



Events



Live bands



Sporting events

can you feel that? that's the everyday made more eventful.

From street food festivals to fitness, to a live band or finding a better balance at a wellbeing workshop, our 40m x 40m large, landscaped green space has the capacity to facilitate a range of on-site activities as well as breakout space.

This is no ordinary event space.

This is work-life balance on another level.



a shared sense of purpose

Being a part of Peddimore means investing in the wider community and creating an environment in which you, your employees and local businesses can flourish.

Our investment and commitment at Peddimore must deliver a social return and create a sustainable legacy. Through our extensive and continuing engagement, we have been able to clearly identify where the real opportunities lie for maximising this return.





We are delivering on our three main objectives:

- Investing in the local workforce – providing a future workforce with the essential skills to compete for employment in both the construction and operational phases
- Travel planning – connecting a potential workforce with the site through supporting essential transport infrastructure
- Connecting businesses – connecting the park’s occupiers with the local supply chain so that businesses can reap the benefits of our investment, whilst also supporting our sustainability objectives and the local economy



Peddimore directly benefits you and your business and helps set you up with a sustainable platform allowing you to be more environmentally friendly, more socially conscious and more local.

Makes perfect sense to us.

making sense of **sustainability**

At Peddimore, not only is sustainability an important focus across the entire site, but also within the individual buildings on the scheme.

Buildings at Peddimore could benefit from the following sustainability credentials:

1.

We are targeting BREEAM Excellent and EPC A.

2.

We are improving water efficiency by rainwater harvesting, implementing water efficient fixtures and fittings, all to reduce water use by 40%.



3.

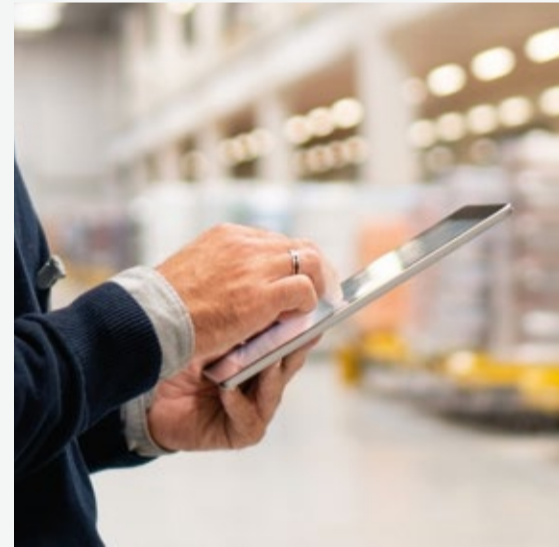
We are using smart grid technology with roof mounted PVs and battery storage, allowing occupiers to manage power usage and maximise the use of renewable energy.

4.

We are encouraging sustainable travel by providing EV charging points as well as cycle storage.

5.

We are committed to reducing carbon emissions by 36%.



6.

We are using embodied carbon assessments to reduce our carbon footprint by considering the manufacturing, transportation and construction of building materials, together with end-of-life emissions.

7.

We are providing roof lights to maximise daylight.

within touching distance

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Located at the heart of the country in one of the UK's most prominent locations for logistics, distribution and manufacturing, you'll find Peddimore.

Situated less than 3 miles from the M42 (J9) and the M6 (J5 or Toll T3), Peddimore provides rapid access to the UK's national motorway network and an unrivalled ability to reach 92% of the UK's population in under 4.5 hours by HGV. A truly future focused location, in every sense.

Motorway connections

M42 J9	2.5 miles
M6 J5	2.6 miles
M6 Toll T3	3 miles
M42 / M40 interchange	18 miles
M6 / M69 interchange	20 miles
M42 / M5 interchange	29 miles
M6 / M1 interchange	31 miles
M1 / M25 interchange	93 miles
M5 / M4 interchange	94 miles

City connections

Central Birmingham	7 miles
Birmingham International Railway Station	9.5 miles
Birmingham Airport	9.6 miles
HS2 Interchange	9.7 miles
Manchester	89 miles
London	114 miles

Intermodal connections

Hams Hall Rail Freight Terminal	4 miles
Birch Coppice	12 miles
East Midlands Airport	32 miles
DIRFT Rail Freight Terminal	35 miles
Port of Liverpool	106 miles
London Gateway Port	142 miles
Port of Southampton	143 miles
Port of Felixstowe	163 miles

Source: Google Maps

Peddimore can accommodate up to 2.7 million sq ft across two zones. Zone A is owned by IM Properties and Zone B is retained by Birmingham City Council. The site benefits from an incoming electricity supply of 27 MVA and can accommodate buildings with up to 20m clear internal height.

The buildings will benefit from a targeted BREEAM "Excellent" rating and an EPC rating of "A".



design to your mind's eye

Zone A

With 65 net developable acres and a range of unit sizes available, we are ready to accommodate up to 1.4m sq ft of floorspace across manufacturing (B2) and logistics (B8) uses.

With the typical building footprint from 70,000 sq ft to 650,000 sq ft, all buildings can be designed to suit your business whilst recognising institutional standards.

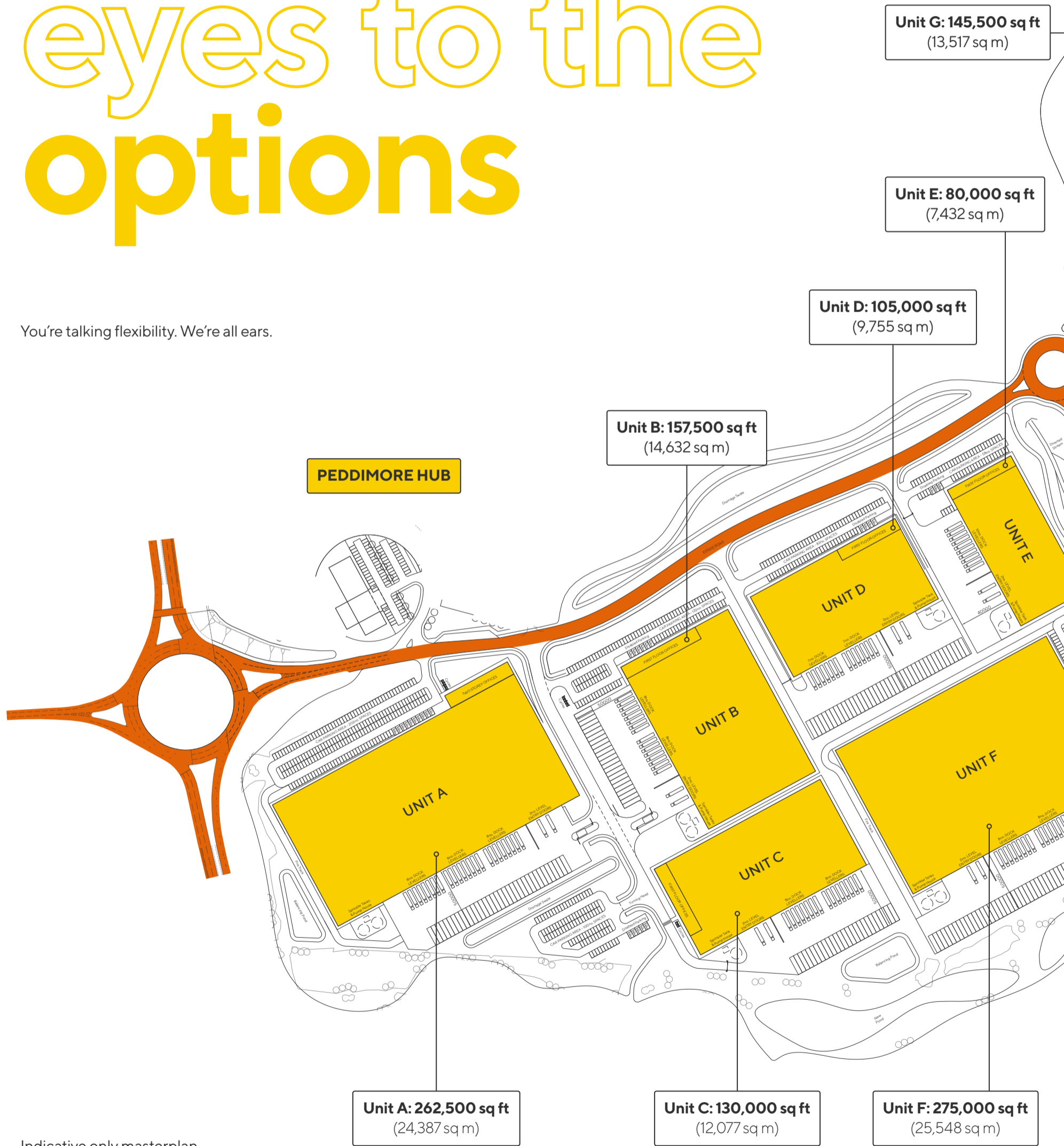
Zone B

Zone B has a manufacturing (B2) planning consent and can cater for units up to 1 million sq ft.

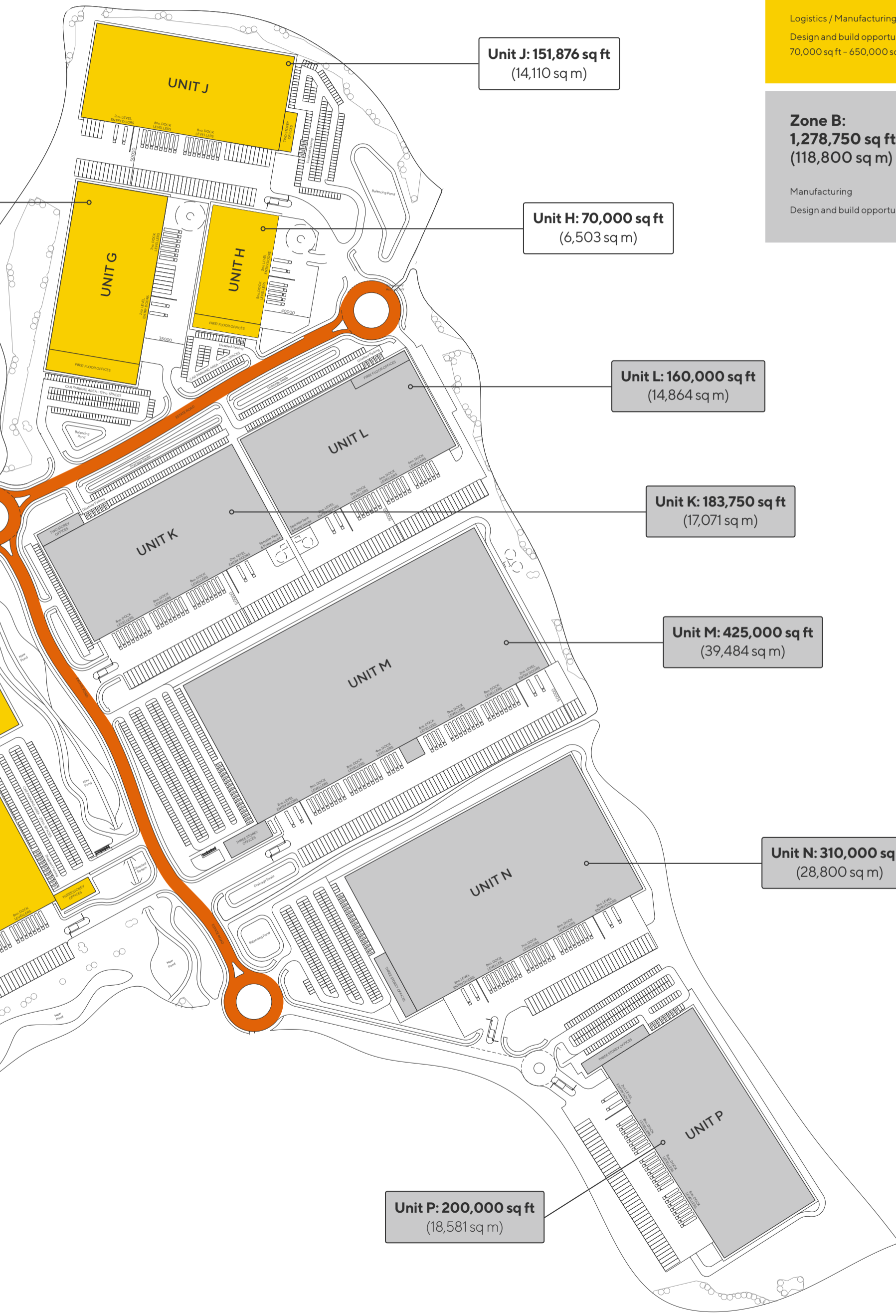


open your eyes to the options

You're talking flexibility. We're all ears.



Indicative only masterplan.



Unit J: 151,876 sq ft
(14,110 sq m)

Unit H: 70,000 sq ft
(6,503 sq m)

Unit L: 160,000 sq ft
(14,864 sq m)


Unit K: 183,750 sq ft
(17,071 sq m)

Unit M: 425,000 sq ft
(39,484 sq m)

Unit N: 310,000 sq ft
(28,800 sq m)

Unit P: 200,000 sq ft
(18,581 sq m)

Zone A:
1,377,376 sq ft
(127,962 sq m)



Logistics / Manufacturing
Design and build opportunities ranging from
70,000 sq ft - 650,000 sq ft (6,503 sq m - 60,386 sq m)

Zone B:
1,278,750 sq ft
(118,800 sq m)



Manufacturing
Design and build opportunities up to 1 million sq ft



IM Properties was founded in 1987 as part of the IM Group, and has since established itself as one of the UK's largest privately-owned property companies, with a track record of delivery across all sectors of commercial real estate.

IM Properties has developed over 7 m sq ft of industrial and logistics real estate becoming renowned in the industry for the consistent delivery of strategically located, award-winning schemes. The business has grown to encompass a real estate portfolio valued in excess of £1bn. With a customer-focused approach to development, IM Properties is a market leader in quality building and has developed schemes for many blue chip customers across the globe, all delivered with local market knowledge and expertise.

For all IM Zone A enquiries please contact:



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Birmingham is one of the UK's largest economies with a fast growing population and a strong pipeline of new development, housing and infrastructure. Birmingham City Council's (BCC) vision and aim is to create a city of sustained inclusive growth and as the largest local authority in the country – with the biggest property portfolio – they have the opportunity to utilise the council's property and land assets in a strategic way to deliver on priorities.

The Birmingham Development Plan (BDP) was adopted by BCC in January 2017 and sets out the growth strategy for the city to 2031. Peddimore is the BDP's flagship employment allocation. BCC is committed to the development of Peddimore to meet the council's ambition to grow employment opportunities and meet expansion demand from the local and wider Midlands and UK economy.

For all BCC Zone B enquiries please contact:



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