

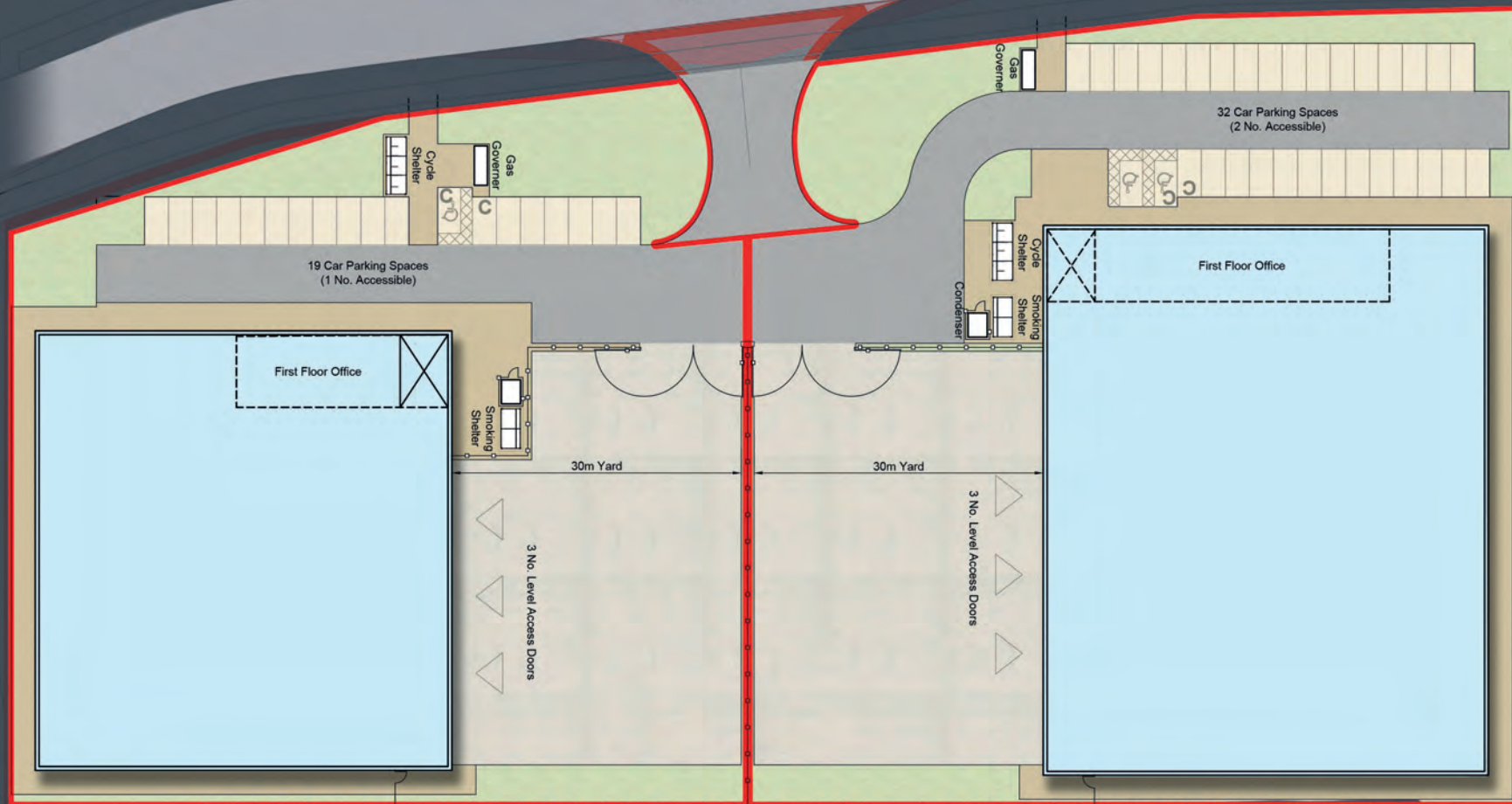
2 SPECULATIVE BUILD UNITS
AVAILABLE NOW



22,142 FT²
HUB 22

30,168 SQ FT
HUB 30

UP TO
3.9 MVA
OF ADDITIONAL
POWER AVAILABLE



HUB 22

	SQ FT	SQ M
Warehouse	20,153	1,872
Offices (first floor)	1,989	185
Total	22,142	2,057

Office

- Raised floors
- Suspended ceilings
- Fully carpeted
- Male, female and disabled WCs
- Comfort cooling

Warehouse

- 3 level access doors
- 10m haunch height
- 200 KVA power per unit
- Up to 3.9 MVA of additional power available
- EPC Rating of 'A'
- 24 hr security on estate
- Secure yard
- 2 electric car charging points

HUB 30

	SQ FT	SQ M
Warehouse	27,148	2,522
Offices (first floor)	3,020	281
Total	30,168	2,803



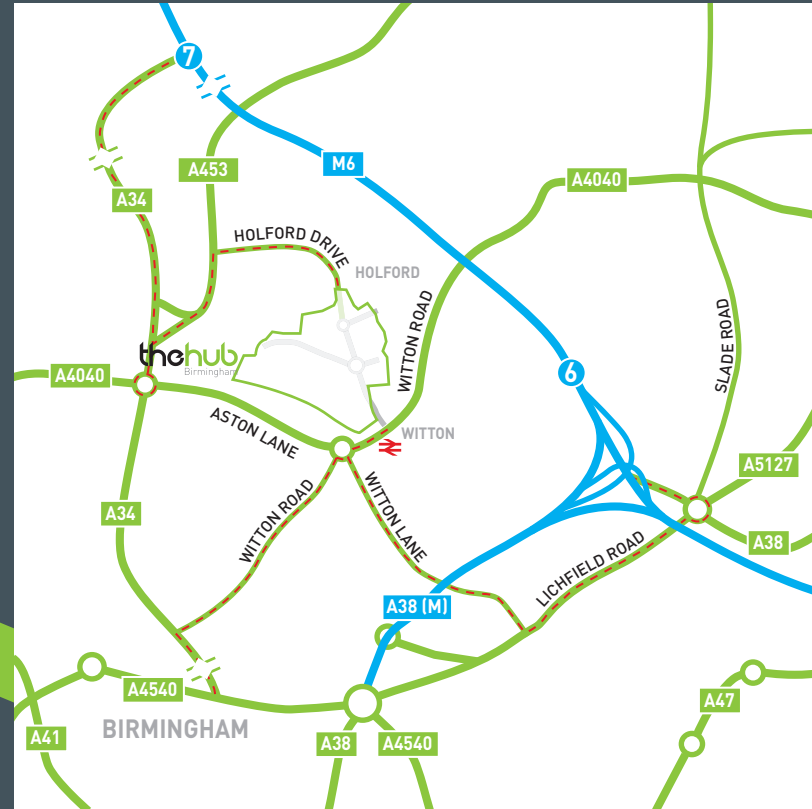
A WELL ESTABLISHED BUSINESS PARK CLOSE TO J6/M6 WITH EXCELLENT ROAD LINKS AND PUBLIC TRANSPORT NETWORK

LOCATION

The Hub is situated within easy access of the A34, A38 Aston Expressway and M6 Motorway and is less than 3 miles North of Birmingham City Centre.

It is a well established business location due to its easy road links and excellent public transport network.

Witton train station is immediately opposite the park and provides a direct link to Birmingham New Street in 10 minutes. The site is also 12 miles from Birmingham Airport.



POSTCODE: B6 7EU

ABOUT IM PROPERTIES

IM Properties is one of the UK's largest privately owned property companies with an investment and development portfolio of circa £900m across the UK and the USA. Spanning the industrial, retail, office sectors and residential sectors, IM Properties portfolio boasts a range of high quality global occupiers including Sainsbury's, Tesco, Next, House of Fraser, UPS, Volkswagen, BT, JP Morgan, Morgan Stanley and BMW.



DISTANCES (by road)

Witton Station:	0.2 miles	Tamworth:	16 miles
Birmingham:	2.5 miles	Redditch:	17.5 miles
Sutton Coldfield:	6.0 miles	Stoke-on-Trent:	44.5 miles
Walsall:	7.5 miles	Manchester:	86 miles
Solihull:	11 miles		
Lichfield:	13 miles		
Wolverhampton:	15 miles		

RAIL (from Witton Station)

New Street:	10 minutes
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Sources: Google Maps / thetrainline.com

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