

**ST. MODWEN  
PARK**  
TAMWORTH

**T28  
TO LET**

J10 M42  
TAMWORTH  
B78 2EY

**AVAILABLE FOR  
IMMEDIATE OCCUPATION**



[stmodwenlogistics.co.uk](http://stmodwenlogistics.co.uk)

**HIGH SPECIFICATION WAREHOUSE UNIT**  
**28,708 sq ft (2,667 sq m)**

 **ST.MODWEN**



# ST. MODWEN PARK TAMWORTH

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.





# AVAILABLE FOR IMMEDIATE OCCUPATION

Unit T28 offers 25,757 sq ft of modern, high quality warehouse space with associated office space totalling 2,951 sq ft.

Built with sustainability and quality in mind, the facility has been awarded a BREEAM 'Very Good' standard and benefits from an EPC A rating, showcasing its green credentials.

The building also offers a range of features to suit different occupiers including 23 car parking spaces, three level access doors, a 50m yard depth and a 8m eaves height.

	T28	
Warehouse	25,757 sq ft	2,393 sq m
Office	2,951 sq ft	274 sq m
Unit Total	28,708 sq ft	2,667 sq m



**140 Kva**  
power supply



**50m**  
yard depth



**50KN/m<sup>2</sup>**  
floor loading



**23**  
car parking spaces



**Large labour pool**  
over 1,273,000 workforce  
within a 30 minute drive



**B1, B2, B8**  
planning consent with 24 hour access



**3 level**  
access doors



**8m**  
eaves height



**EPC A**



**BREEAM**  
very good

# ST. MODWEN PARK TAMWORTH

## ST. MODWEN PARK TAMWORTH

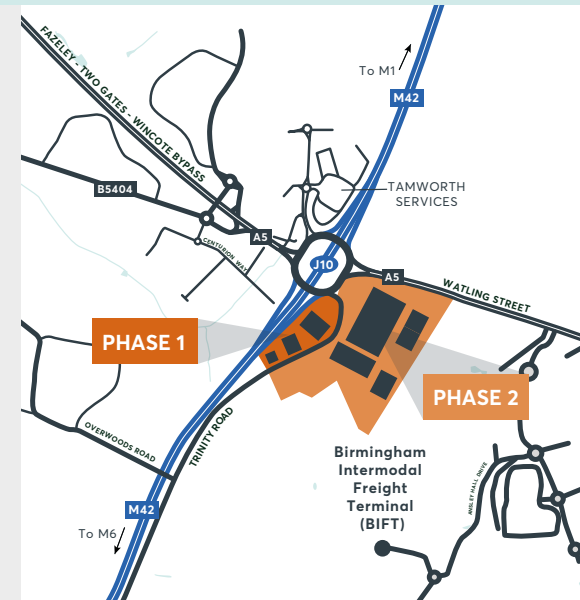


### LOCATION

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.



### DISTANCES AND DRIVE TIME from Junction 10 M42 (Source: AA)

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

### FOR FURTHER INFORMATION

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 **ST.MODWEN**