

IT'S TIME

REDDITCH GATEWAY

150,000 – 250,000 SQ FT
BUILD-TO-SUIT INDUSTRIAL/LOGISTICS
OPPORTUNITY AVAILABLE TO LET
JUNCTION 3 M42 (5 MILES)

B98 9EY
REDDITCHGATEWAY.COM

TOP DEVELOPER

Redditch Gateway is an exciting build to suit logistics manufacturing development extending to approximately 78 acres, strategically located on the eastern fringes of Redditch, only 2.5 miles from Junction 3 of the M42.

**UNITS AVAILABLE
FROM 150,000 –
250,000 SQ FT**

**KEY
DISTRIBUTION
AREA**

**READILY
AVAILABLE
AND SKILLED
WORKFORCE**

**BUILD TO SUIT
OPPORTUNITY ON
A 78 ACRE SITE**



T O B I L D

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MAGNA
EXTERIORS
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TOOLS



A4023



A435

TOM42 →

IT'S TIME TO DELIVER



10 MVA POWER
AVAILABLE



DOCK AND LEVEL
ENTRY LOADING



SECURE YARDS



UP TO 18M CLEAR
HEIGHT



SKILLED LOCAL
LABOUR

150,000 – 250,000 SQ FT BUILD-TO-SUIT OPPORTUNITIES



UNIT B

	SQ FT	SQ M
WAREHOUSE	239,324	22,234
OFFICE	12,916	1,200
TOTAL	252,240	23,434

- 24 DOCK LEVEL DOORS
- 18M CLEAR HEIGHT
- 50M SECURE YARD
- 4 LEVEL ACCESS DOORS
- EPC RATING C
- 420 CAR PARKING SPACES

UNIT C

	SQ FT	SQ M
WAREHOUSE	145,398	13,508
OFFICE	9,428	876
TOTAL	154,826	14,384

- 12 DOCK LEVEL DOORS
- 18M CLEAR HEIGHT
- 50M SECURE YARD
- 2 LEVEL ACCESS DOORS
- 317 CAR PARKING SPACES

TOP PROGRESS



Working age population of 53,100



Skill levels in Redditch are also rising as a result of the North Worcestershire Employment and Skills Board (ESB).



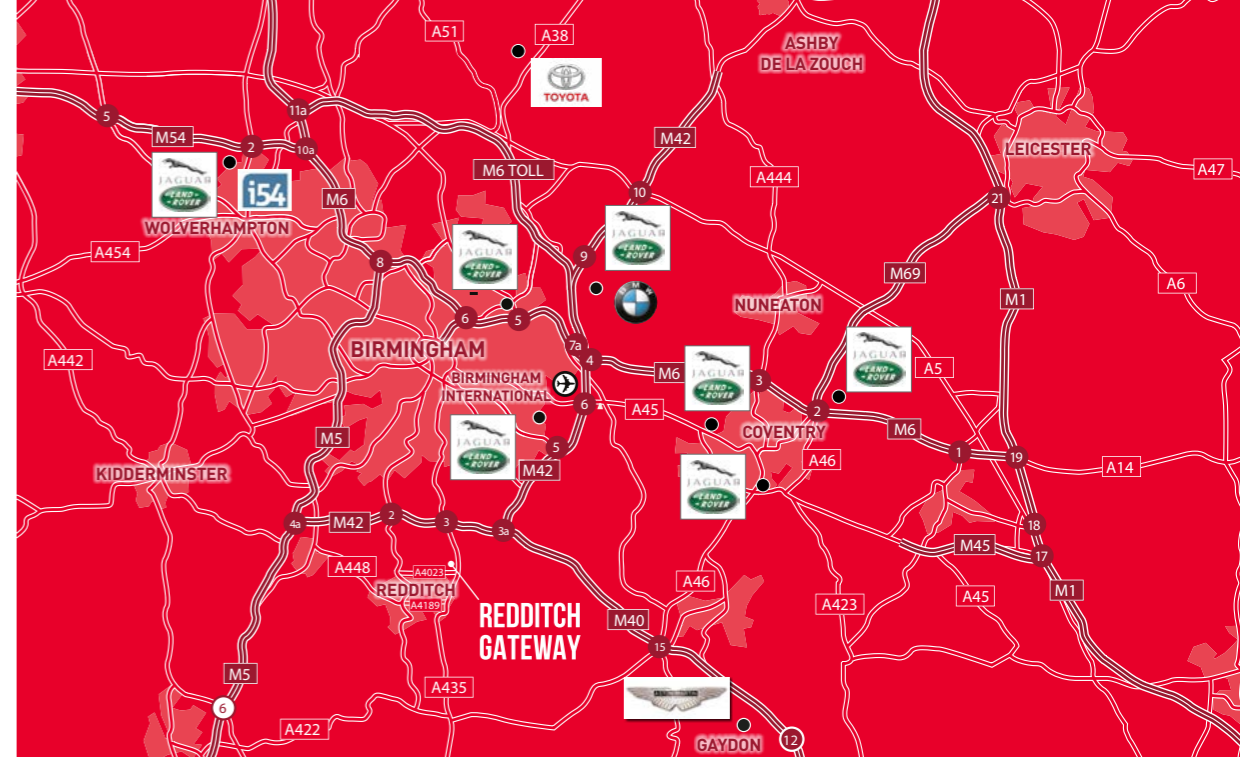
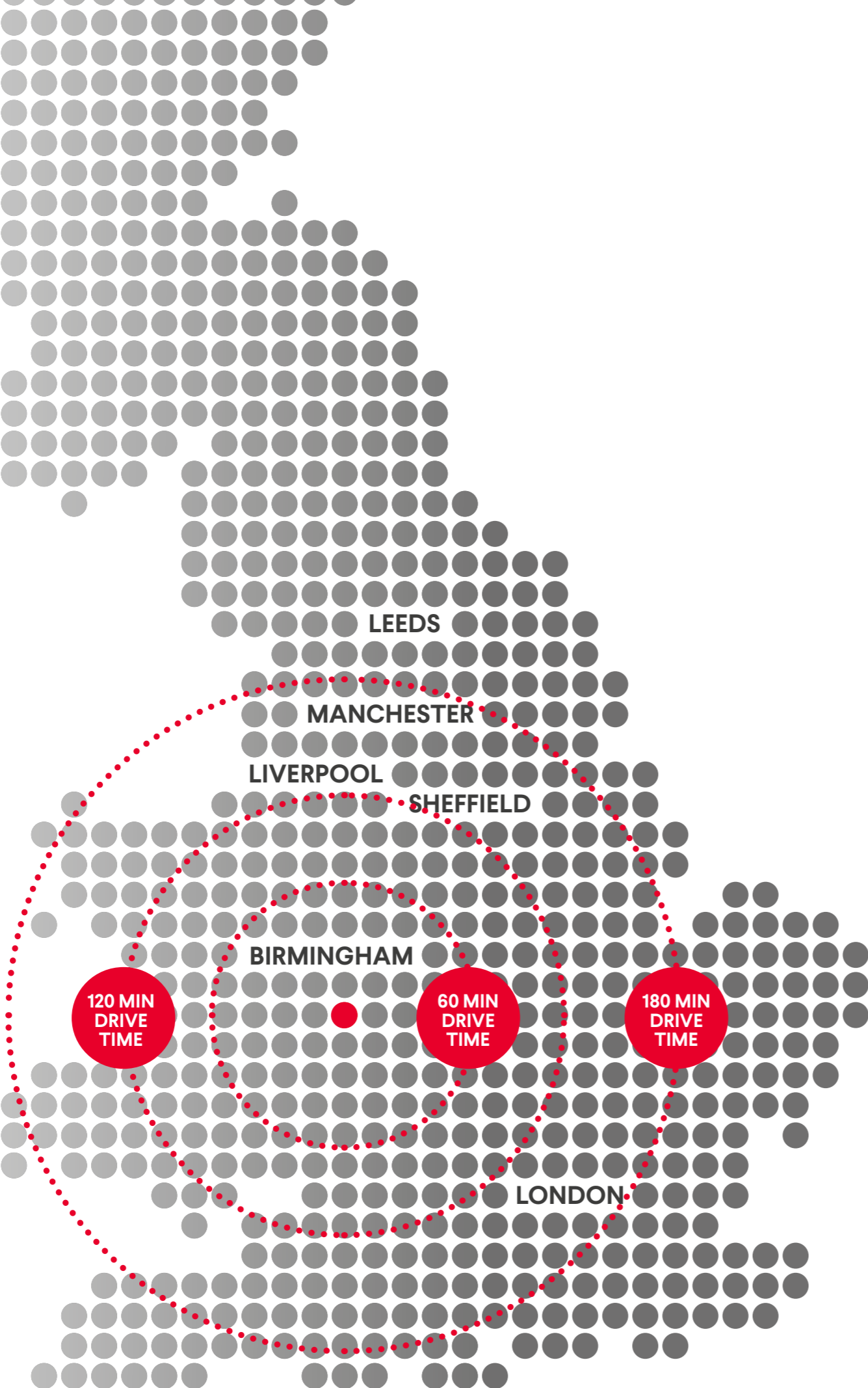
Skilled workforce - 42% employed in transport, storage and manufacturing



Hourly pay approx. 18% lower than the West Midlands and UK average. Redditch £11.80, West Midlands £13.24, UK Average £14.35

The Redditch Gateway development is an exciting opportunity to build on the town's wealth of engineering and manufacturing expertise. The new development aims to promote and enhance supply chain links and to further develop the skills of the local labour market.

TOGETHER WE CAN SAVE THE WORLD



LOCATION

Redditch's location and accessibility is second to none. It is located within close proximity to three major motorways with Junction 3 of the M42 some 4 miles distant giving access to the M40 at Junction 3A M42 (umberslade interchange) and the M5 at Junction 4A (Catshill Interchange).

Redditch's internal road system is the result of major investment in the 1960s and 1970s, resulting in smooth movement of goods and vehicles.

TRAVEL DISTANCES

JUNCTION 3 M42	5 MILES
JUNCTION 2 M42	6 MILES
JUNCTION 3A M42/M40	8 MILES
JUNCTION 4A M5	11 MILES
BIRMINGHAM	16 MILES
BIRMINGHAM AIRPORT	18 MILES
M5 J16	26 MILES
EAST MIDLANDS AIRPORT	52 MILES
HEATHROW	102 MILES
CENTRAL LONDON	114 MILES

IT'S TIME



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STOFORD



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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.

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