



JUNCTION 10 M42 | TAMWORTH | B78 1SZ

PRIME LOGISTICS PARK



CORE 3 - 160,170 sq ft (14,880 sq m)

NEW LOGISTICS UNIT TO LET

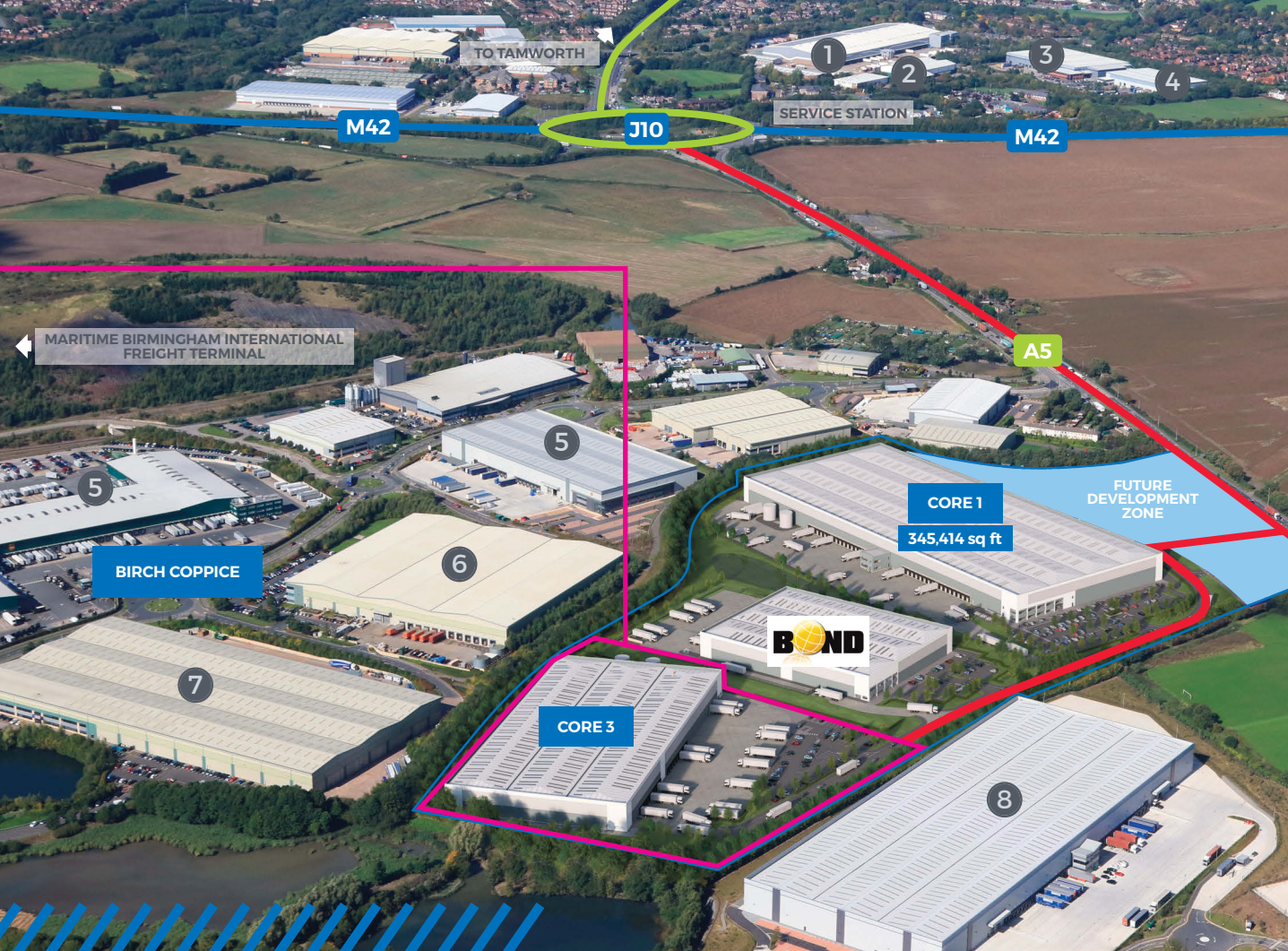
- AVAILABLE ON A 7 MONTH BUILD PROGRAMME
- DETAILED PLANNING CONSENT GRANTED • SITE INFRASTRUCTURE COMPLETE



www.core42.co.uk



- Core 3 has detailed planning consent for 160,170 sq ft (14,880 sq m)
- Available on a 7 month build programme
- Site wide infrastructure and a new traffic light junction on to the A5 have been completed



WAREHOUSE

- Steel portal frame construction
- 2 storey goods office
- 12 metres to underside of haunch
- Floor loading capacity of 50kN/m²
- 14 Hormann dock level loading doors
- 2 Hormann level access loading doors
- 15% roof lights

EXTERNAL

- Secure yard & parking
- 50m deep yard
- 50 no. HGV parking spaces
- 127 car parking spaces
- Gatehouse available
- Sheltered cycle storage
- Site area 10 acres (4.05 hectares)

OFFICES

- Raised access floor
- Suspended ceilings
- Recessed LED lighting consistent with LC7
- Gas heated
- Carpeted
- Male, female and disabled WC facilities
- Kitchenettes
- Passenger lift
- Showers and changing facilities
- Ground floor entrance reception area

SUSTAINABILITY

- The unit will incorporate the latest environmental technologies to provide a minimum 'Very Good' BREEAM rating.
- Rainwater harvesting

A detailed specification is available upon request.

Core 42 is a significant 43.29 acre site in a prime location fronting the A5 0.5 miles from Junction 10 of the M42.

Once completed the site will accommodate three new industrial/warehouse units situated in a prime logistics location accessed from Junction 10 M42.

Bond International Tyres have already been secured for Core 2 (106,000 sq ft).

LOCAL OCCUPIERS

1. SAINSBURY'S
2. DB SCHENKER
3. HEADLAM CORPORATE
4. YUSEN LOGISTICS
5. UPS
6. BRISTAN
7. EURO CAR PARTS
8. BEKO



Schedule of Accommodation		
	sq ft	sq m
Warehouse	151,955	14,117
Offices (2 storey)	8,000	743
Gatehouse	215	20
Total GIA	160,170	14,880
(Subject to measurement)		



Airports

Airports around the UK are easily accessible from Core 42 with East Midlands Airport, Britain's largest dedicated air freight hub being directly connected via the M42.

Birmingham Airport	14.3 miles
Nottingham East Midlands Airport	24.4 miles
Manchester Airport	83 miles
London Heathrow Airport	116 miles



Cities

Birmingham	15 miles	23mins
Leeds	103 miles	1hr 38mins
Manchester	100 miles	1hr 41mins
London	111 miles	2hrs 4mins
Bristol	145 miles	2hrs 34mins



Ports

For sea freight all major ports can be reached easily due to the superb access to the national motorway network.

London Ports	131 miles
Felixstowe	165 miles
Dover	199 miles



Birmingham International Freight Terminal

Located nearby, BIFT has the capacity to hold 3,000 containers with gantry cranes able to lift 25 containers per hour, 24/7 per week. BIFT currently receives 7 freight trains daily and W10 gauge allows large containers to arrive from the UK ports of Felixstowe and Tilbury.

Hams Hall Rail Freight Terminal is located 8.7 miles distant.



Motorway Access

Core 42 has excellent access to the national motorway network due to its strategic location close to the M42 and nearby M6, M6 Toll, M69, M1, M5 and M40.

J10 M42	0.5 mile
M6 Toll	7 miles
M6 North J4a	8 miles
M6 South J4	9.5 miles
M5 South	18 miles
M1 North J23a	20 miles
M69 North	21 miles
M1 South J18	28 miles



Jaguar Land Rover

Castle Bromwich Plant	12.7 miles
Whitley Plant	25 miles
Solihull Plant	17.2 miles
i54 Plant	25.4 miles

Demographics



Low average hourly wage rate

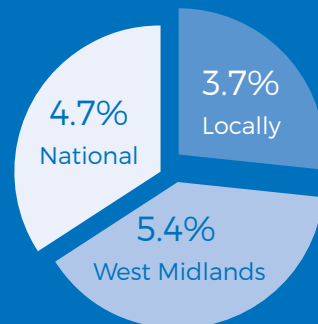
£11.96 Locally
£12.74 West Midlands
£13.66 National



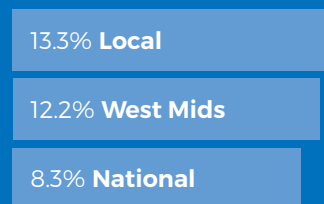
Low weekly earnings

£469.10 Locally
£510.20 West Midlands
£540.20 National

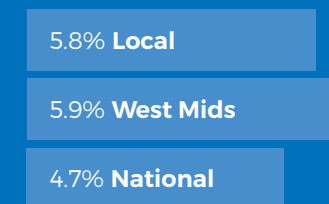
Unemployment



% Jobs in manufacturing



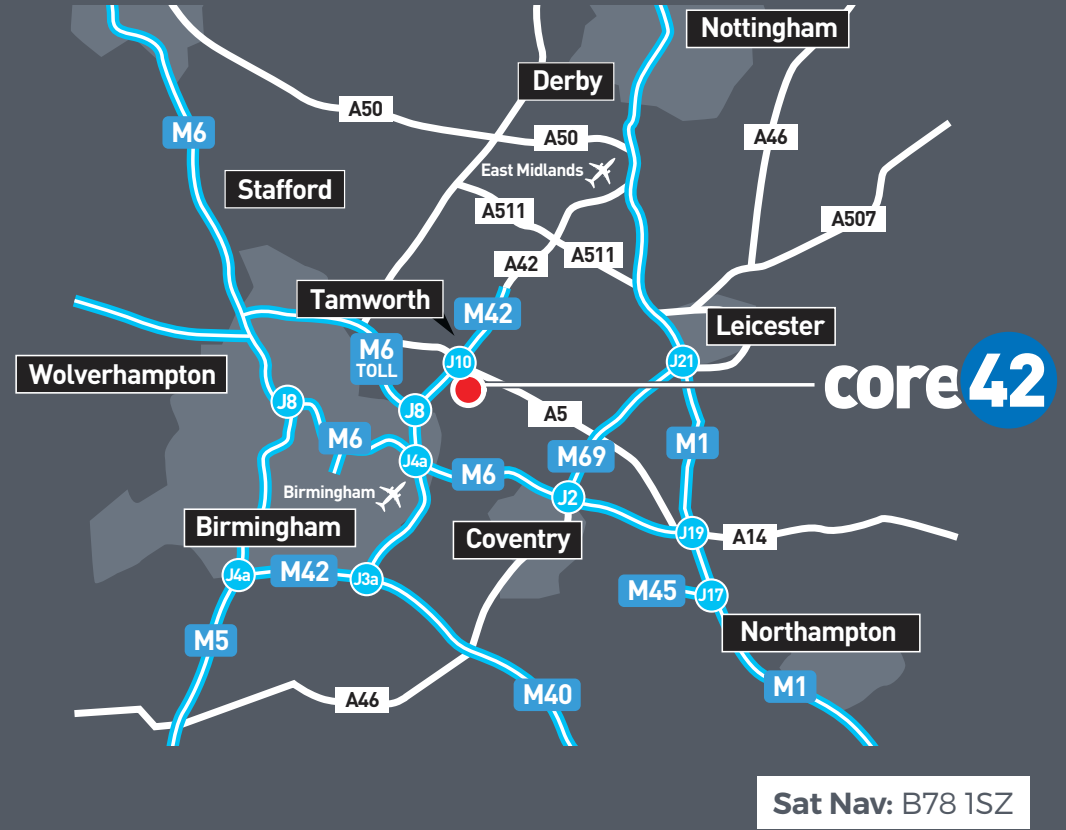
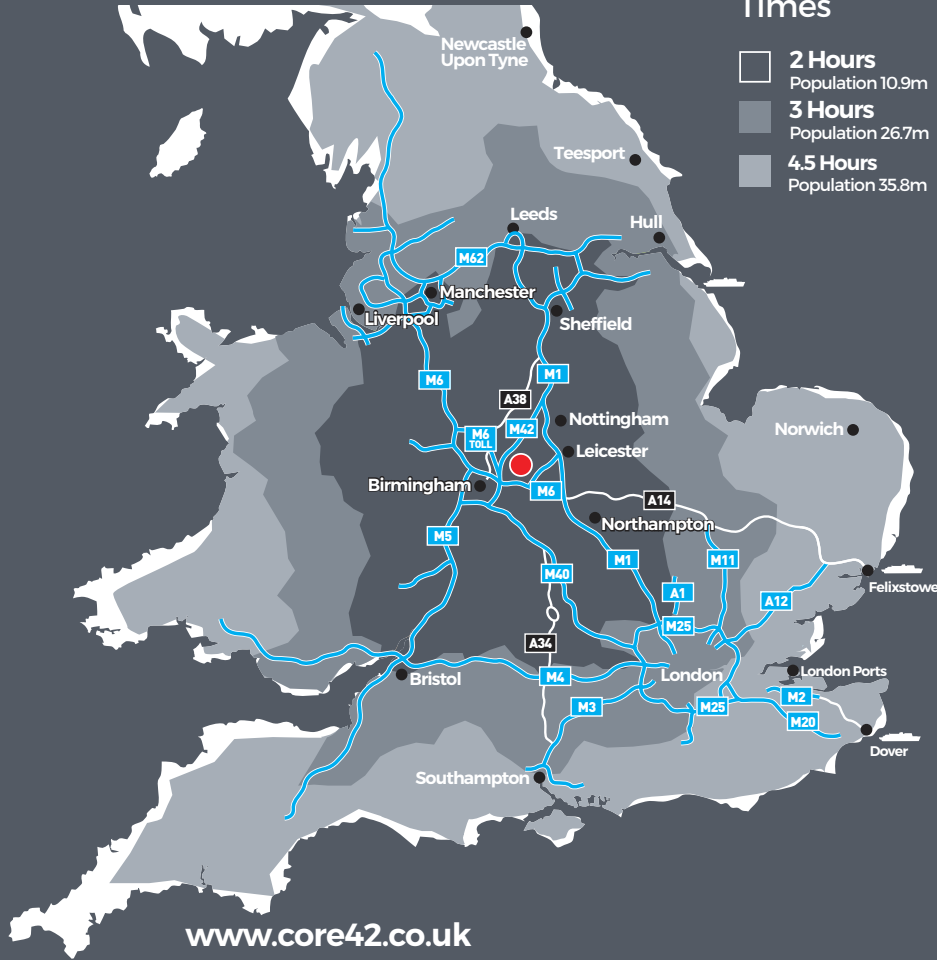
% Workers in transport/storage services



Source: ONS Annual Population Survey - 2016

HGV Drive Times

- 2 Hours**
Population 10.9m
- 3 Hours**
Population 26.7m
- 4.5 Hours**
Population 35.8m



This prime logistics location is within 4.5 hours HGV drive time of 85% of the UK population and the majority of major sea ports.



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. Cushman & Wakefield, Avison Young and JLL for themselves and for the vendor or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Cushman & Wakefield, Avison Young and JLL has any authority to make or give any representation or warranty whatever in relation to this property. Rents quoted may be subject to VAT. Designed and Produced by Q Squared Design Ltd. Tel 01789 730833. November 2017.

For further information contact:

richard.james-moore@eu.jll.com
carl.durrant@eu.jll.com

robert.rae@avisonyoung.com
andrew.jackson@avisonyoung.com

david.binks@cushwake.com
edward.kennerley@cushwake.com

0121 643 6440
jll.co.uk/property

024 7663 6888
avisonyoung.co.uk

0121 697 7333
cushmanwakefield.co.uk