

Velocity⁴²

REDDITCH M42 (J2/J3)

www.velocity42.co.uk



Available Q3 2017

A new B1/B2/B8 build-to-suit opportunity

40,000 to 400,000 sq ft

TO LET

→ B98 7HN

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Overview

Velocity42 is a 20 acre site at Park Farm Industrial Estate, Redditch, that can offer occupiers warehouses from 40,000 to 400,000 sq ft, built to suit their specific needs.

Located in a key distribution area in the heart of an excellent logistics network that allows for easy access to locations across the UK, Velocity42 is the perfect opportunity for any organisation looking to expand or consolidate its operations.



Neighbouring occupiers

halfords

McLellan

LEAR CORPORATION

PILKINGTON

BAYLIS & HARDING ENGLAND

CROWN LABELS LIMITED

HELLER

SP

cdm retail displays

Demographics

With an estimated residential population of circa 84,419 (ONS 2011) – 42.4% of whom work in manufacturing, transport and storage, and wholesale trade (Census 2011); Redditch is considered to have a strong labour supply with a higher proportion of skilled and semi-skilled manual workers than the national average.

Velocity 42 is based in one of Redditch's principal industrial areas, and benefits from the town's good road network and strong supply of skilled and semi-skilled manual workers.

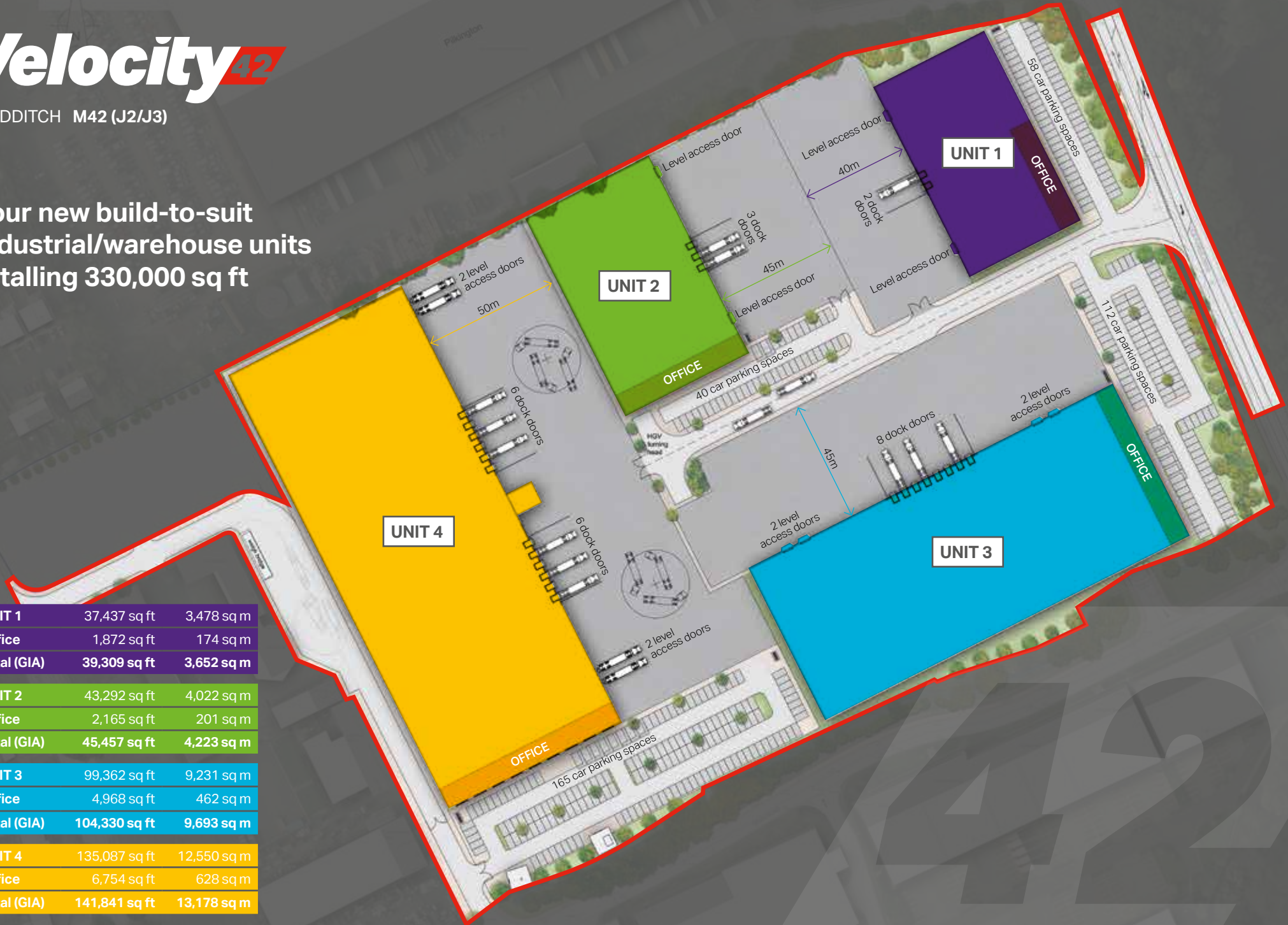
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Four new build-to-suit industrial/warehouse units totalling 330,000 sq ft

UNIT 1	37,437 sq ft	3,478 sq m
Office	1,872 sq ft	174 sq m
Total (GIA)	39,309 sq ft	3,652 sq m
UNIT 2	43,292 sq ft	4,022 sq m
Office	2,165 sq ft	201 sq m
Total (GIA)	45,457 sq ft	4,223 sq m
UNIT 3	99,362 sq ft	9,231 sq m
Office	4,968 sq ft	462 sq m
Total (GIA)	104,330 sq ft	9,693 sq m
UNIT 4	135,087 sq ft	12,550 sq m
Office	6,754 sq ft	628 sq m
Total (GIA)	141,841 sq ft	13,178 sq m



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SPECIFICATION

Buildings can be designed and built to suit individual occupier requirements, however, standard specification would include the following (based on industrial units):

- Dock level and level access door provision
- Eaves from 10 to 12 metres
- 50kn/m² floor loading
- Extensive car parking provision
- Yard depths from 40-50 metres
- Secure fenced yards
- High quality landscaped environment
- High quality office accommodation
- Excellent local bus service

TERMS

Units available on new lease terms, terms to be agreed.

PLANNING

The site is situated within an established industrial and manufacturing area and the scheme will benefit from a B1, B2 and B8 use consent.



Indicative CGIs

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Location

A major town in the West Midlands, Redditch is located approximately 31 miles south of Birmingham's city centre, 27 miles west of Coventry and 76 miles north of J16 of the M25.

It is only four miles south of junctions 2 and 3 of the M42 motorway (via the A441 and A435) and five miles south-west of junction 3a (which connects to the M40).

Redditch has an excellent logistics network that links to the M5 and M6, forming the orbital motorway network around Birmingham, as well as easy access to the South West, South East and London, allowing local occupiers to service 87% of the UK mainland within a day return journey.

Drivetimes

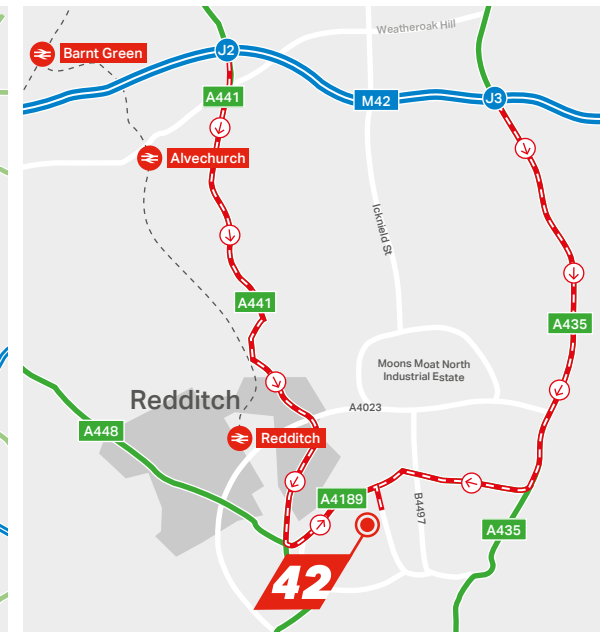
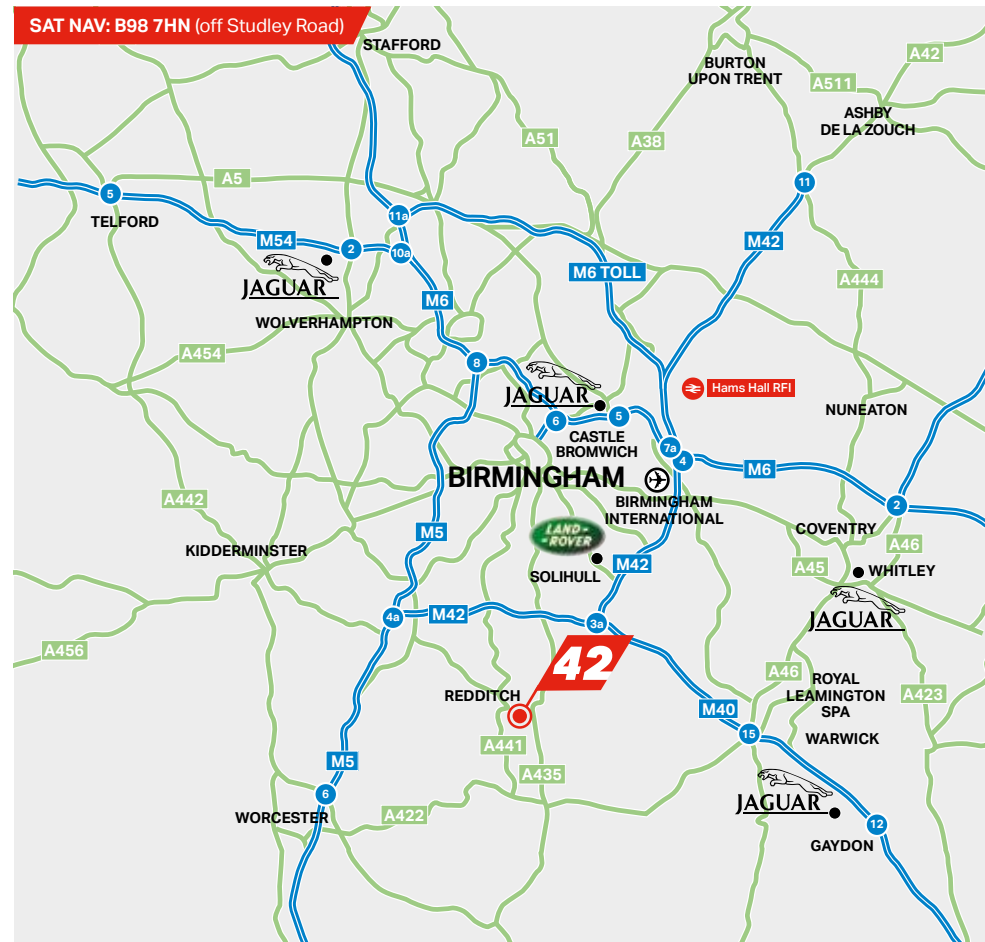
	miles	hrs/mins
Coventry	27	58
Birmingham	31	1 hrs 05
Bristol	81	2 hrs 25
Manchester	101	3 hrs 11
M25, J16	76	2 hrs 47

Source: <http://www.ukhaulier.co.uk/hgv-route-planner>

Drivetimes to Jaguar Land Rover

	miles	mins
Solihull - Vehicle Manufacturing Centre	18	42
Castle Bromwich - Vehicle Manufacturing Centre	26	54
Gaydon - Engineering, Design and Test Facility	31	59
Whitley - Global HQ (Engineering and Design),	32	60
Wolverhampton - Engine Manufacturing Centre	36	53

Source: <http://www.ukhaulier.co.uk/hgv-route-planner>





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About the developer



St Francis Group is a developer property business where its Directors have a proven track record of delivering all aspects of site management and turn-key projects.

St Francis Group offers the development expertise required to deliver bespoke buildings that are designed to meet the exact need of occupiers.

Whatever your requirements their design team will work with you every step of the way.

Contact & further information



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