



# Eight New Urban Logistics / Manufacturing Units 26,000 - 70,000 sq ft **TO LET**

- BREEAM 'Outstanding' & EPC A
- 4 miles to M42 J2
- XL Power supplies to each unit (5MVA on site)
- Up to 45m secure service yards
- Secure detached units
- Up to 12.5m clear height
- EV charging
- Enhanced solar PV's to each unit

## BIRMINGHAM

## DESCRIPTION

Urban8 is a new high tech urban logistics / manufacturing hub, strategically located in the heart of Birmingham. 8 cutting edge units offering the latest ESG amenities as standard.

The scheme is set in green landscaped surrounds, providing inspiring spaces for employees to enjoy and thrive. Urban 8 is situated within a 4 minute walk of Kings Norton Station with regular train services to Birmingham New Street and provides easy access to J2 M42 within 4 miles and Birmingham City Centre within 7 miles.

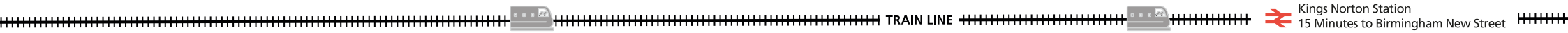
## LOCAL AMENITIES





TRISTAN  
CAPITAL PARTNERS





## SITE PLAN & SPECIFICATION



EPC  
A



EV  
CHARGING



10%  
ROOF LIGHTS



UP TO 12.5M  
CLEAR HEIGHT



SECURE YARD  
AREAS UP TO 45M



50 KN/M2  
FLOOR LOADING



DOCK & LEVEL ACCESS  
LOADING DOORS



24 HOUR  
ACCESS



SMART LED  
LIGHTING



PRIVATE CAR & HGV  
PARKING SPACES



FITTED  
FLOOR OFFICES



FULL WARRANTY  
PACKAGE AVAILABILITY



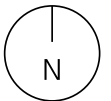
VRV/VRf HEATING  
AND COOLING



XL POWER SUPPLIES TO  
EACH UNIT (5MVA ON SITE)



CYCLE  
STORAGE



## ACCOMMODATION

UNIT	GF / WAREHOUSE	FIRST FLOOR OFFICE	TOTAL SQ FT	UNDERSIDE HAUNCH HEIGHT	YARD DEPTH	POWER SUPPLY*	DOCK LEVEL DOORS	LEVEL ACCESS DOORS	CAR PARKING	FITTED EV CHARGING SPACES	POTENTIAL SAVINGS IN UTILITY COSTS FROM PV PANELS**
1	65,337	4,918	<b>70,255</b>	12.5m	45m	<b>900kVA</b>	7	2	113	12	<b>£17,196pa</b>
2	55,846	4,388	<b>60,234</b>	10m	45m	<b>800kVA</b>	6	2	93	8	<b>£20,178pa</b>
3	51,110	4,116	<b>55,226</b>	10m	45m	<b>500kVA</b>	6	2	82	9	<b>£20,303pa</b>
4	38,776	3,503	<b>42,279</b>	10m	38m	<b>400kVA</b>	3	2	62	7	<b>£16,073pa</b>
5	23,819	2,402	<b>26,221</b>	8m	38m	<b>500kVA</b>	1	2	48	5	<b>£9,375pa</b>
6	49,288	3,968	<b>53,256</b>	10m	38m	<b>700kVA</b>	5	2	84	9	<b>£19,837pa</b>
7	49,174	4,188	<b>53,362</b>	10m	51m	<b>500kVA</b>	5	2	84	9	<b>£19,482pa</b>
8	36,799	3,434	<b>40,233</b>	10m	40m	<b>400kVA</b>	4	2	68	7	<b>£13,536pa</b>

\* Approximate Day 1 Power Supply to each Unit / Additional power upgrades available upon request

\*\* Based on as built PV Yield and a Unit Rate of 36p per KWH

SUSTAINABILITY IS AT THE HEART OF EVERYTHING WE DO

The development is to benefit from the following sustainability credentials:

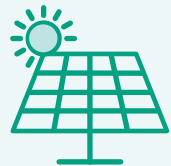
BREEAM OUTSTANDING



EPC A RATINGS



EV CHARGING PARKING SPACES



ROOF MOUNTED SOLAR PV'S

SUDS DRAINAGE STRATEGY



ASHP GENERATION FOR HEATING AND COOLING



WHOLE LIFE CARBON

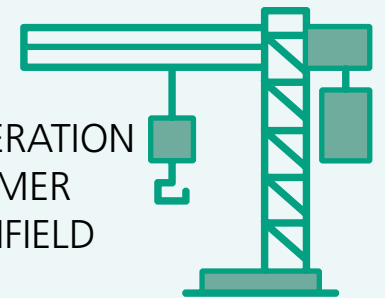


OFFICE LED LIGHTING

HIGH QUALITY LANDSCAPED ENVIRONMENT



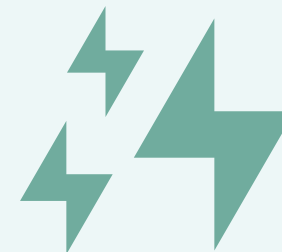
REGENERATION OF FORMER BROWNFIELD SITE



U VALUES EXCEEDING BUILDING CONTROL STANDARDS



ON SITE GENERATION OF >37% OF ENERGY REQUIREMENTS THROUGH LOW CARBON MEASURES



SUSTAINABLE TRAVEL OPTIONS ADJACENT TO KING'S NORTON STATION AND LOCAL BUS LINKS



RETENTION OF HIGH VALUE TREES ON SITE





**POPULATION AND DEMOGRAPHICS**



BASED IN ONE OF  
THE **UK'S TOP 5**  
DISTRIBUTION LOCATIONS



**£107 BILLION**  
ECONOMY GROWTH  
IN THE LAST 5 YEARS



**64.2%** WORKING AGE  
POPULATION IN BIRMINGHAM,  
HIGHER THAN THE UK  
NATIONAL AVERAGE



**£500 MILLION** IN  
INFRASTRUCTURE  
IMPROVEMENTS INVESTED  
BY THE CITY



**£548** GROSS WEEKLY  
PAY (LOWER THAN UK  
AVERAGE OF £587)



BIRMINGHAM'S  
MANUFACTURING SECTOR  
CONTRIBUTES **£13 BILLION** TO  
UK ECONOMY ANNUALLY



**1,085,810**  
LOCAL  
POPULATION



BIRMINGHAM CITY CENTRE  
IS **7 MILES** FROM THE SITE  
AND ITS ONLY **15 MINUTES**  
BY TRAIN



**25,000 GRADUATES** EACH  
YEAR FROM 3 TOP CLASS  
UNIVERSITIES



BIRMINGHAM UNIVERSITY  
VOTED **NO.1 IN UK** FOR  
GRADUATE EMPLOYMENT



**4.3 MILLION** WORKING  
AGE PEOPLE WITHIN  
60 MINUTES



BIRMINGHAM IS THE UK'S  
SECOND CITY WITH  
A POPULATION OF  
**1.1 MILLION PEOPLE**



**10TH LARGEST**  
CITY ECONOMY  
IN EUROPE

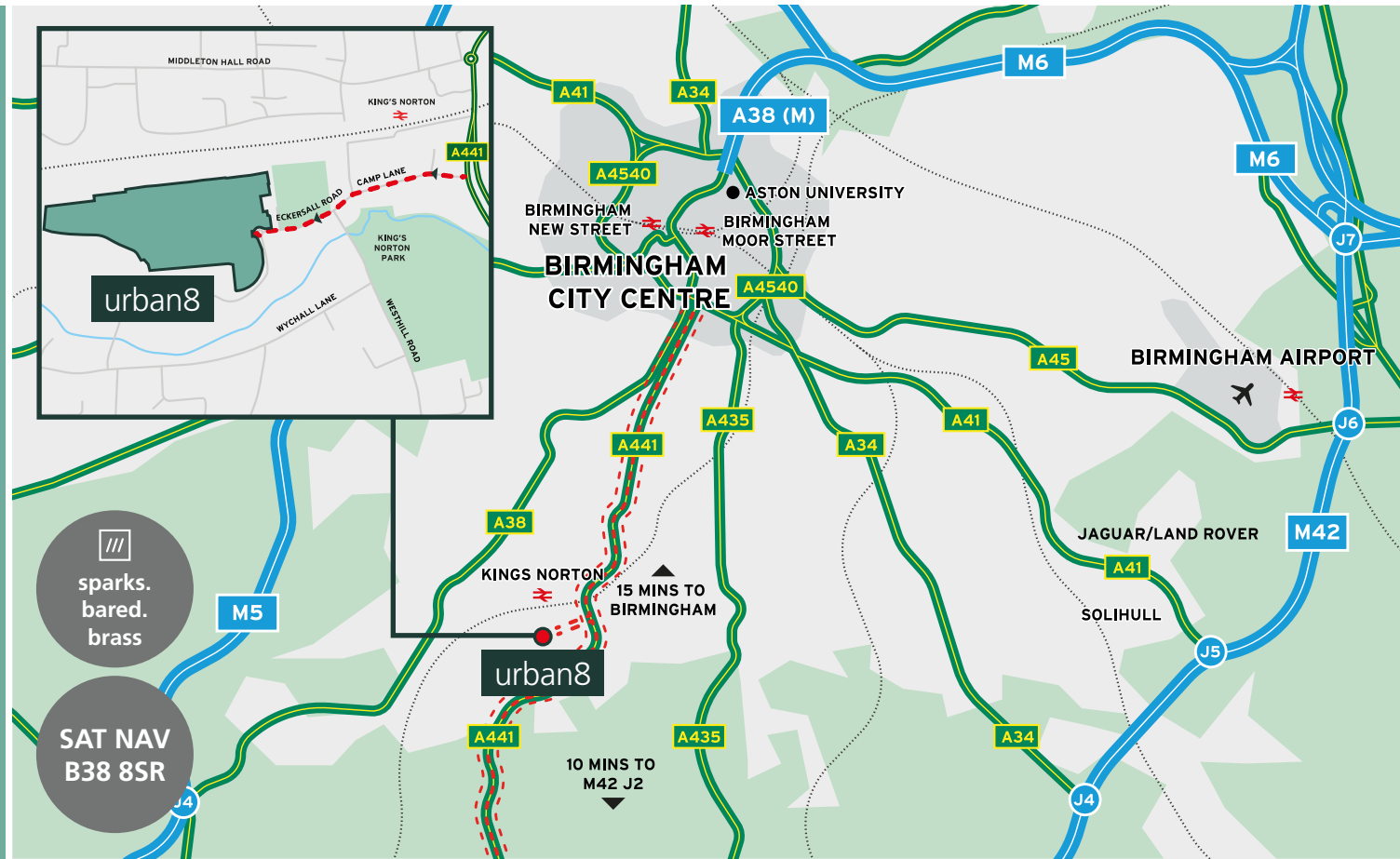


## LOCATION

Urban8 is perfectly positioned for last mile urban logistics, located next to Kings Norton railway station and accessible via the A441 which connects to the M42 Junction 2.

## COMMUNICATIONS

A441	0.8 miles	3 mins
M42 J2	4.4 miles	10 mins
A38	3.4 miles	9 mins
M5 J4	6.3 miles	16 mins
Birmingham	6.6 miles	18 mins
Wolverhampton	6.8 miles	35 mins
Coventry	28 miles	40 mins
London	116 miles	2 hrs
Kings Norton	0.5 miles	2 mins
Birmingham New St	5.4 miles	14 mins
Birmingham Airport	14 miles	26 mins



## FURTHER INFORMATION

Is available through our joints agents and our website:  
[canmoor-urban8.com](http://canmoor-urban8.com)

## TERMS

All units are available on new FRI leases on terms to be agreed.

## PLANNING

Use Classes B2, B8 and E(g)ii and E(g)iii.



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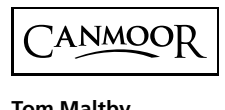
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