

LATT1CE 60

CABOT |

J1 M5 • CRYSTAL DRIVE • BIRMINGHAM B66 1QG

BRAND NEW LOGISTICS WAREHOUSE

59,471 SQ FT

(5,525 SQ M)

TO LET

Immediately Available



ACCOMMODATION

	SQ FT	SQ M
Warehouse	49,793	4,625.9
Ground Floor Office Reception	2,484	230.8
First Floor Office	7,194	668.3
Total	59,471	5,525.0

SITE PLAN

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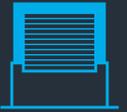
EPC

To be built to an EPC rating of A and BREEAM Very Good.

SPECIFICATION



12m eaves height



4 dock loading doors



2 level access doors



Floor loading 50kN/sq m



Lift access to first floor offices



Comfort cooled offices



Service yard 41m deep x 52m wide



49 car parking spaces



3 charging spaces

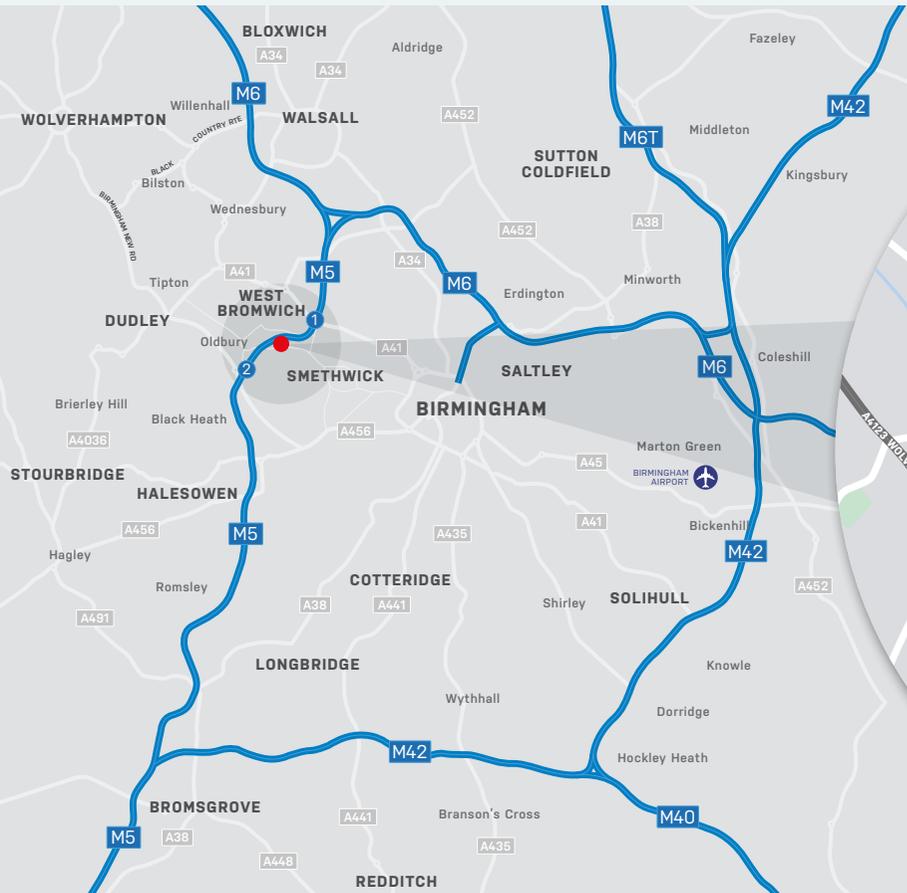


Secure gated yard



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JUNCTION 1 M5
CRYSTAL DRIVE
BIRMINGHAM
B66 1QG



CONTACTS



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MOTORWAY CONNECTIONS

M5 J1	2 miles
M5 J2	2 miles
M5 / M6 Interchange	4 miles
M5 / M42 Interchange	12.5 miles
M6 / M42 Interchange	16.5 miles

CITY CONNECTIONS

Smethwick Galton Bridge Train Station	1 mile
Birmingham City Centre	5 miles
Wolverhampton City Centre	8 miles
Birmingham International Train Station	15 miles
Birmingham Airport	15 miles

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