

Barwood.



YOUR LOGISTICS @ VANTAGE

REFURBISHED, EXTENDED & NEW
BUILDINGS, HIGH PROFILE **M6 LOCATION**

V60 **61,472** SQ FT
V90 **90,201** SQ FT
V100 **117,294** SQ FT
V200 **215,719** SQ FT
TO LET

BIRMINGHAM B24 9GZ

 **VANTAGE PARK**

/// GATES.TIDES.LIMES

JOIN THE HEART OF BIRMINGHAM'S INDUSTRIAL FORCE

Introducing @Vantage Park, a premier industrial hub at Vantage Way, offering state-of-the-art units designed for efficiency, flexibility, and connectivity in the heart of Birmingham's thriving logistics and manufacturing sector.

Indicative CGI of V200

PRIME STRATEGIC INDUSTRIAL LOGISTICS OPPORTUNITY

Strategically positioned between Junctions 5 & 6 of the M6, @Vantage Park is within one of Birmingham's key employment hubs. Surrounded by major occupiers the site is ideal for a range of employment uses STP.

J6 M6

@ VANTAGE PARK

The Fort Shopping Park

Hastingwood Industrial Park

Amazon

DHL

Kuehne + Nagel

M6

The Fort Dunlop

A47

J5 M6

V100

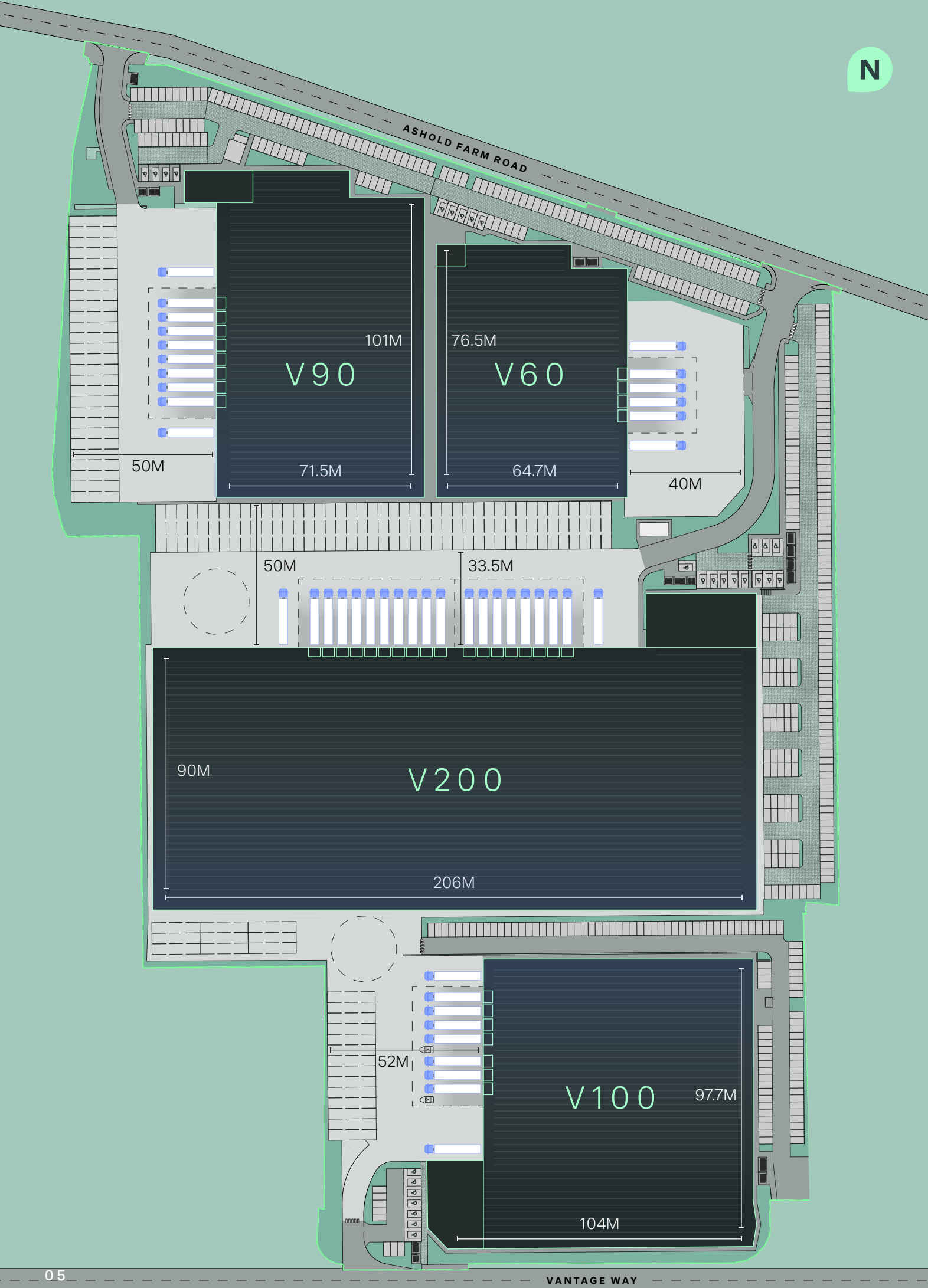
V200

V90

V60

Jaguar Land Rover

Indicative CGI



VERSATILE SPACES

HIGH-QUALITY SPECIFICATIONS & MODERN EFFICIENCIES

Vantage Park comprises a range of modern self contained industrial / warehouse units benefiting from the following specification:

V90	SQ FT	V60	SQ FT
WAREHOUSE	84,313	WAREHOUSE	57,425
OFFICES	5,888	OFFICES	4,047
-	-	-	-
TOTAL	90,201	TOTAL	61,472
DOCK DOORS	8	DOCK DOORS	4
LEVEL ACCESS	2	LEVEL ACCESS	2
FLOOR LOADING	50 KNM2	FLOOR LOADING	50 KNM2
EAVES HEIGHT	12.5M	EAVES HEIGHT	12.5M
YARD DEPTH	50M	YARD DEPTH	40M
CAR PARKING	85	CAR PARKING	75

V200	SQ FT	V100	SQ FT
WAREHOUSE	208,357	WAREHOUSE	105,152
OFFICES	7,362	OFFICES	6,071
-	-	2ND FLOOR OFFICES	6,071
TOTAL	215,719	TOTAL	117,294
DOCK DOORS	18	DOCK DOORS	7
LEVEL ACCESS	2	LEVEL ACCESS	2
FLOOR LOADING	60 KNM2	FLOOR LOADING	60 KNM2
EAVES HEIGHT	13M	EAVES HEIGHT	13-21M
YARD DEPTH	33.5-50M	YARD DEPTH	52M
CAR PARKING	188	CAR PARKING	114



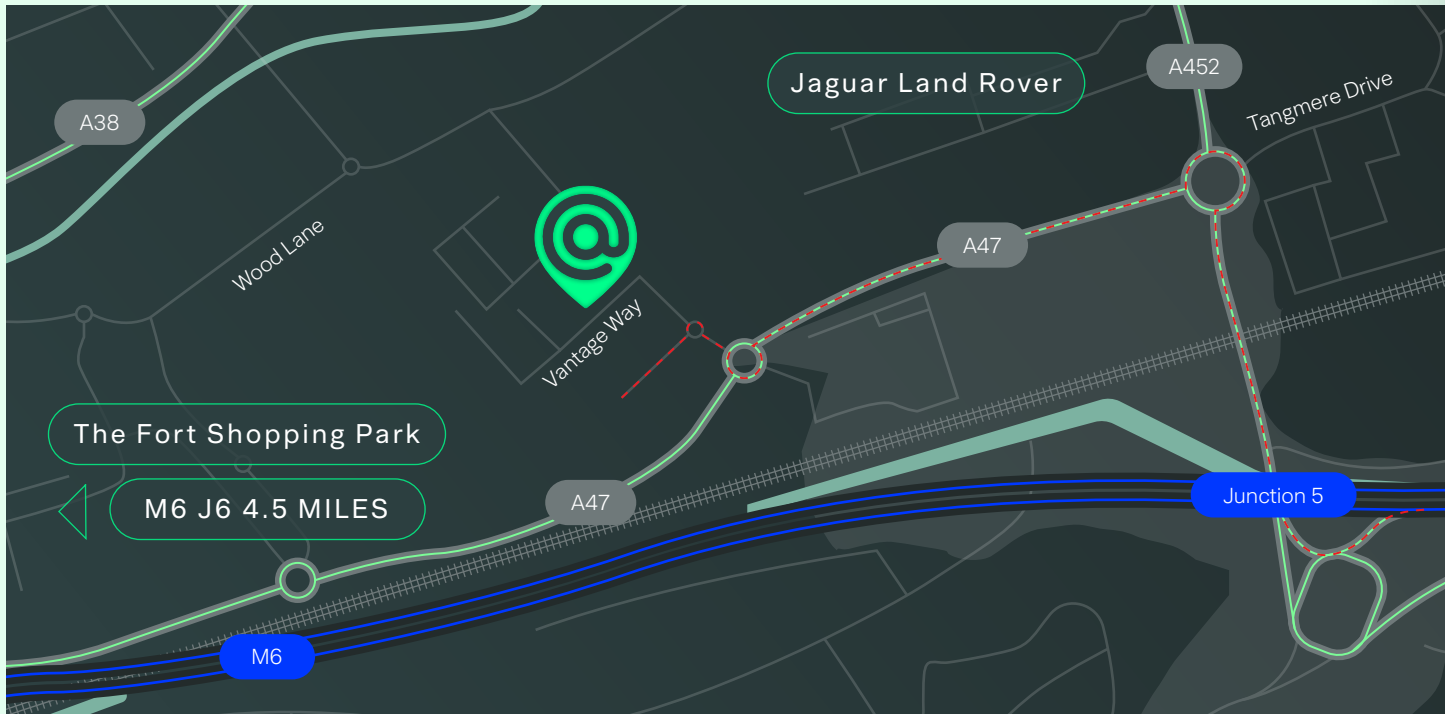
Indicative CGI of V90



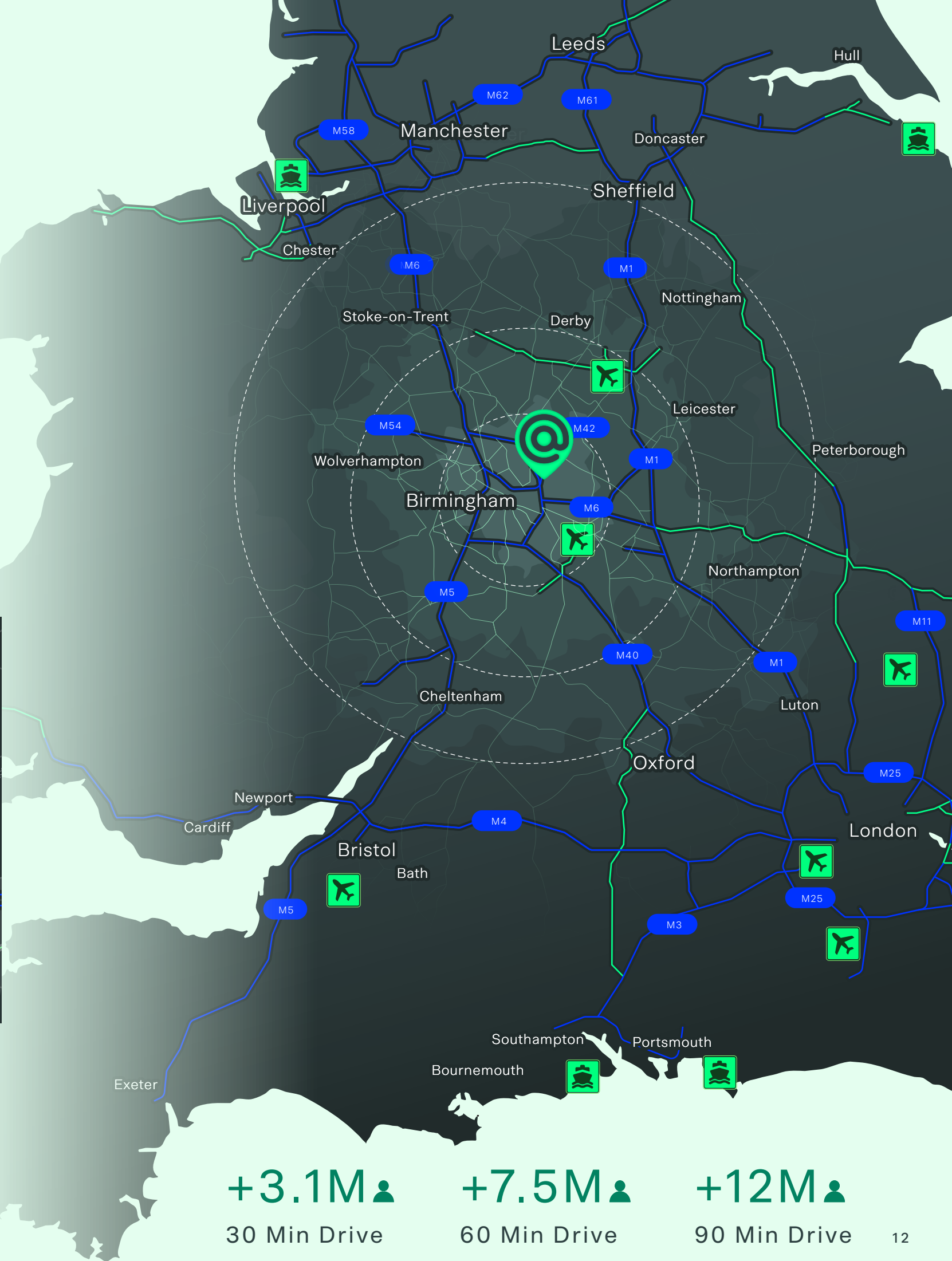
Pre-refurbishment images of V100

A CENTRAL LOCATION WITH UNMATCHED TRANSPORT LINKS

TRANSPORT	MINS	MILES	LOCATIONS	MINS	MILES
BIRMINGHAM AIRPORT	14	7.9	BIRMINGHAM	18	8.3
BIRMINGHAM INT.	14	7.9	COVENTRY	24	17.1
			LONDON	2 HR 30	122
MAIN ROADS	MINS	MILES	RAIL FREIGHT	MINS	MILES
M6 J5	4	1.2	FREIGHTLINER BIRMINGHAM	15	4.7
M6 J6	9	3	HAMS HALL	16	6.5
M42 J7A	7	4.5	BIFT	26	14
M1	45	34	DIRFT	35	34.7



The site offers swift routes to Birmingham City Centre, the M42, M40, M5, and M54. Birmingham Airport is just 7.9 miles away, while Aston and Gravelly Train Stations, both within 3.5 miles, provide direct links to Birmingham New Street and the national rail network.



+3.1M 30 Min Drive
+7.5M 60 Min Drive
+12M 90 Min Drive

SUSTAINABILITY AND IMPACT

At Barwood, sustainability is at the heart of everything we do. Our approach goes beyond compliance, we strive to create responsible, future-proof developments that positively impact the environment, communities and businesses.



ENERGY PERFORMANCE

EPC Rating A.
Lower energy costs,
reduced carbon footprint.



EV CHARGING

Over 50 EV charging
points across the
Vantage Park site.



BICYCLE PARKING

Over 250+ bicycle parking
bays to encourage cycling
to and from work.



ENHANCED GREENERY

Additional landscaping &
footpaths have been added,
increasing the green space
for employee breaks.



SUSTAINABILITY

BREEAM Rating Excellent.
A leading sustainability
standard for the overall
environmental impact.



SKILLED LOCAL WORKFORCE

Birmingham boasts a dynamic and diverse workforce, with a strong talent pool across key industries. As the UK's second largest city, it offers a thriving employment base, excellent connectivity, and a skilled labour market, making it an ideal location for businesses to grow and succeed.



733,600

OF THE BIRMINGHAM
POPULATION ARE OF
WORKING AGE

1,804,951

POPULATION
OF GREATER
BIRMINGHAM

£548

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

10TH

BIRMINGHAM IS THE
10TH LARGEST CITY
ECONOMY IN EUROPE

£13BN

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

NO.1

BIRMINGHAM UNIVERSITY
VOTED NO.1 IN UK FOR
GRADUATE EMPLOYMENT

Barwood.



VANTAGEPARK-BIRMINGHAM.COM



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