

Catalyst Park | Drews Lane | Washwood Heath | Birmingham B8 2ET



AVAILABLE Q4 2025



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**Q4  
2025**



An exciting new development of  
four industrial units ranging from  
22,500 to 64,250 ft<sup>2</sup>



Catalyst Park comprise of 4 new  
light industrial/warehouse units with  
exemplary green credentials.

All units have ancillary offices, car  
parking and service yard areas on land  
off Drews Lane, Washwood Heath.



**BREEAM  
'EXCELLENT'**



**10% ELECTRIC  
VEHICLE CHARGING**



**EPC RATING  
A+**



**200 kWp  
PV PANELS**



**24 HOUR  
ACCESS**



**SECURE  
DETACHED UNITS**



**1.5 MVA INCOMING  
POWER TO SITE**



**DOCK LOADING &  
LEVEL ACCESS DOORS**



**10%  
ROOFLIGHTS**



**8 - 12.5 m  
EAVES HEIGHT**

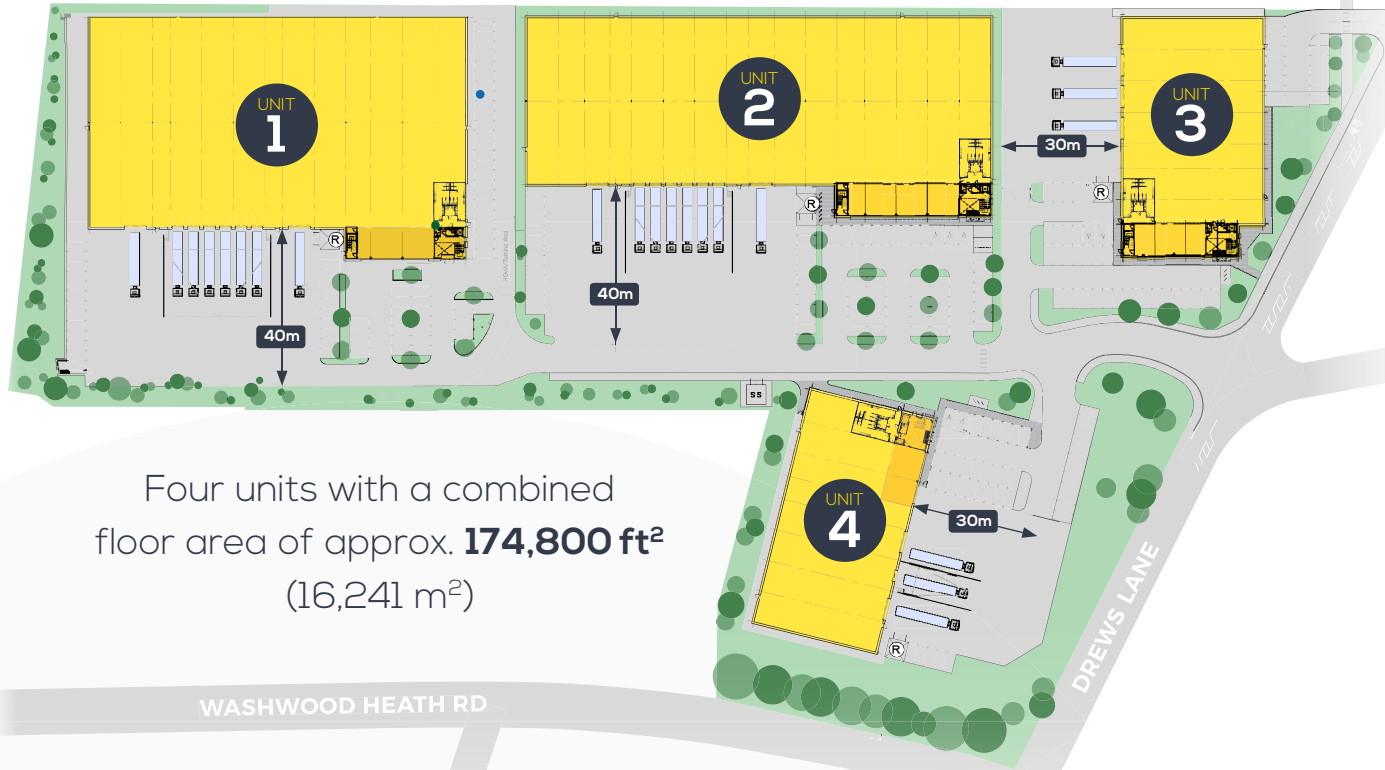


**50 kN/m<sup>2</sup>  
FLOOR LOADING**



**BT/DATA CONNECTION  
TO EACH UNIT**





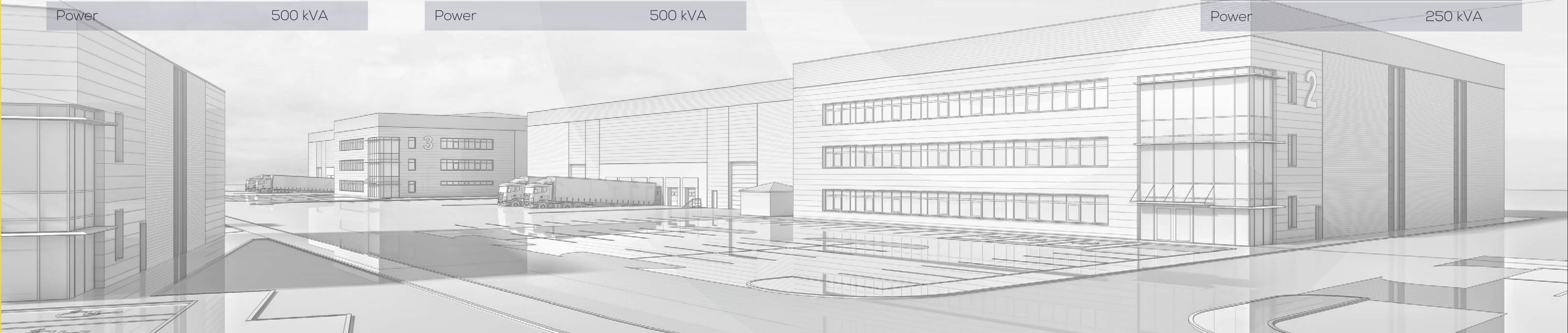
Four units with a combined floor area of approx. **174,800 ft<sup>2</sup>**  
(16,241 m<sup>2</sup>)

UNIT 1	ft <sup>2</sup> (GIA)	m <sup>2</sup> (GIA)
Warehouse	57,090	5,304
Office (1st Floor)	3,580	333
Office (2nd Floor)	3,580	333
<b>TOTAL</b>	<b>64,250</b>	<b>5,970</b>
Eaves Height	12.5m	
Car Parking	71 (8 EV Charging)	
Level Loading	2 Doors	
Dock Loading	6 Doors	
Yard Depth	40m	
Power	500 kVA	

UNIT 2	ft <sup>2</sup> (GIA)	m <sup>2</sup> (GIA)
Warehouse	56,600	5,258
Office (1st Floor)	3,350	311
Office (2nd Floor)	3,350	311
<b>TOTAL</b>	<b>63,300</b>	<b>5,880</b>
Eaves Height	12.5m	
Car Parking	70 (8 EV Charging)	
Level Loading	2 Doors	
Dock Loading	6 Doors	
Yard Depth	40m	
Power	500 kVA	

UNIT 3	ft <sup>2</sup> (GIA)	m <sup>2</sup> (GIA)
Warehouse	22,300	2,072
Office	2,450	228
<b>TOTAL</b>	<b>24,750</b>	<b>2,300</b>
Eaves Height	8m	
Car Parking	52 (4 EV Charging)	
Level Loading	3 Doors	
Yard Depth	30m	
Power	250 kVA	

UNIT 4	ft <sup>2</sup> (GIA)	m <sup>2</sup> (GIA)
Warehouse	20,600	1,914
Office	1,900	177
<b>TOTAL</b>	<b>22,500</b>	<b>2,091</b>
Eaves Height	8m	
Car Parking	42 (4 EV Charging)	
Level Loading	2 Doors	
Dock Loading	1 Door	
Yard Depth	30m	
Power	250 kVA	





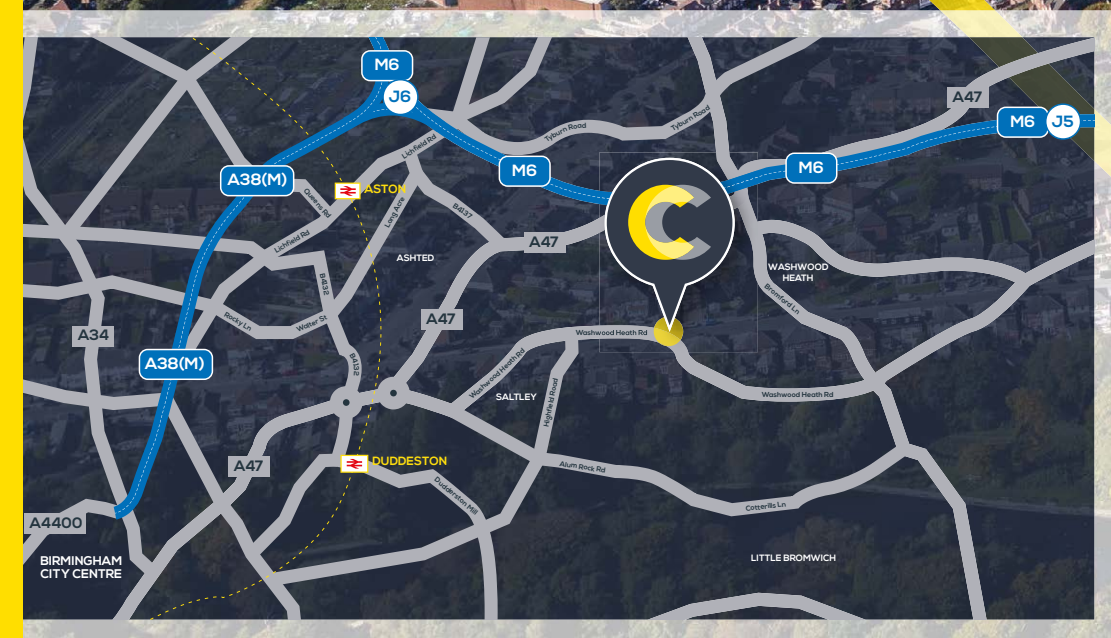
**Catalyst Park** is located in a popular industrial area of Birmingham on the historic former LDV manufacturing site. Direct access to the scheme is off Drews Lane.

It also benefits from being located outside the Birmingham City Centre congestion charge but in easy reach of the Birmingham inner ring road and city centre 4 miles south west.



**B8 2ET**

**sands.purely.stars**



**A47**  
**1.3 MILES**  
4 MINUTES



**DUDDESTON STATION**  
**1.6 MILES**  
5 MINUTES



**M6 / JUNCT. 6**  
**2.6 MILES**  
8 MINUTES



**M6 / JUNCT. 5**  
**3.1 MILES**  
9 MINUTES



**BIRMINGHAM NEW  
STREET STATION**  
**4.0 MILES**  
13 MINUTES



**M42**  
**6.4 MILES**  
13 MINUTES



**BIRMINGHAM AIRPORT**  
**7.5 MILES**  
22 MINUTES



**M40**  
**18.4 MILES**  
28 MINUTES





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