urban8

KINGS NORTON ■ BIRMINGHAM ■ B38 8SR ■ /// SPARKS.BARED.BRASS

TRISTAN CAPITAL PARTNERS

CANMOOR

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

canmoor-urban8.com

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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

BIRMINGHAM

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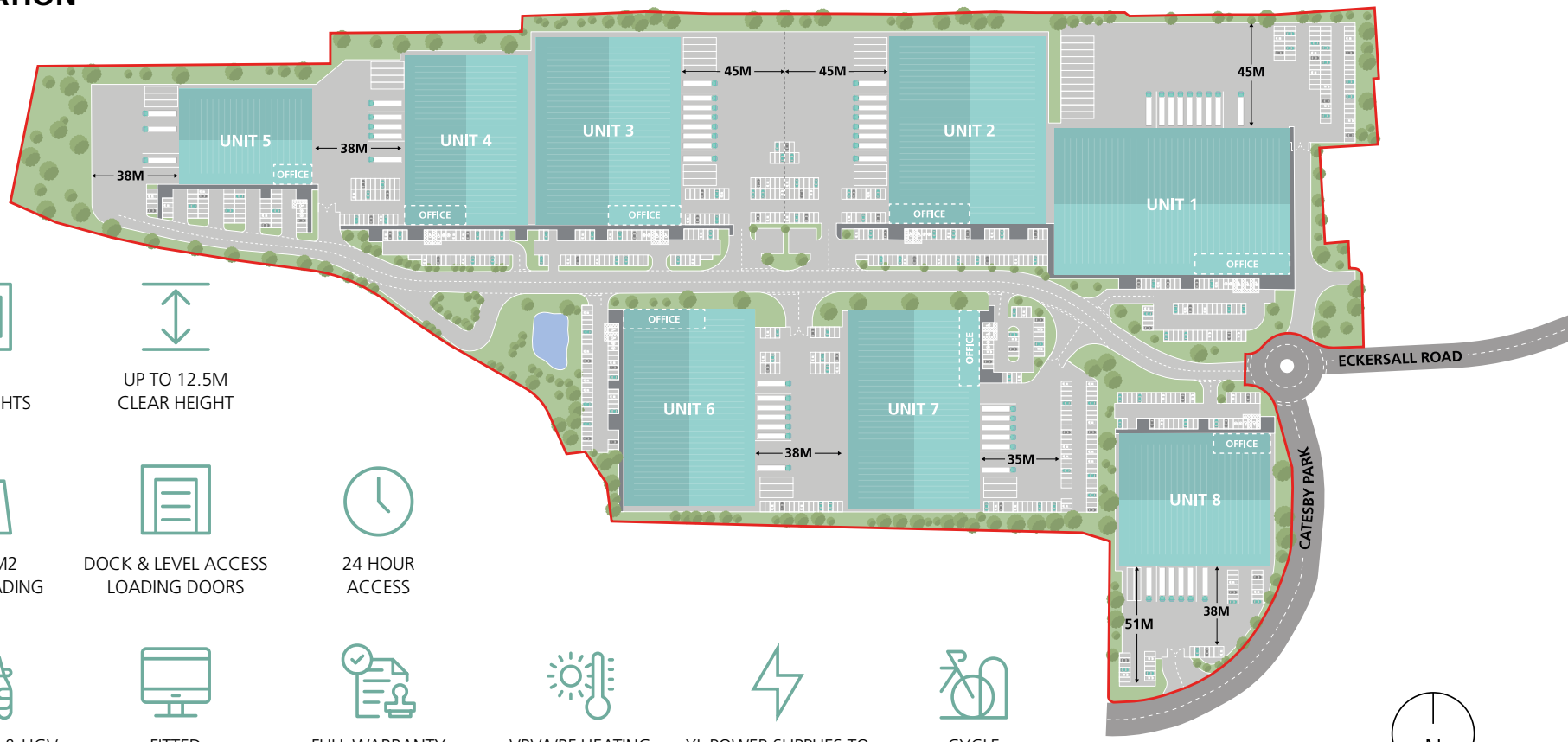
TRAIN LINE

Kings Norton Station
15 Minutes to Birmingham New Street

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

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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	**70,255**	12.5m	45m	**900kVA**	7	2	113	12	**£17,196pa**
2	55,846	4,388	**60,234**	10m	45m	**800kVA**	6	2	93	8	**£20,178pa**
3	51,110	4,116	**55,226**	10m	45m	**500kVA**	6	2	82	9	**£20,303pa**
4	38,776	3,503	**42,279**	10m	38m	**400kVA**	3	2	62	7	**£16,073pa**
5	23,819	2,402	**26,221**	8m	38m	**500kVA**	1	2	48	5	**£9,375pa**
6	49,288	3,968	**53,256**	10m	38m	**700kVA**	5	2	84	9	**£19,837pa**
7	49,174	4,188	**53,362**	10m	51m	**500kVA**	5	2	84	9	**£19,482pa**
8	36,799	3,434	**40,233**	10m	40m	**400kVA**	4	2	68	7	**£13,536pa**

* 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

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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

BIRMINGHAM

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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

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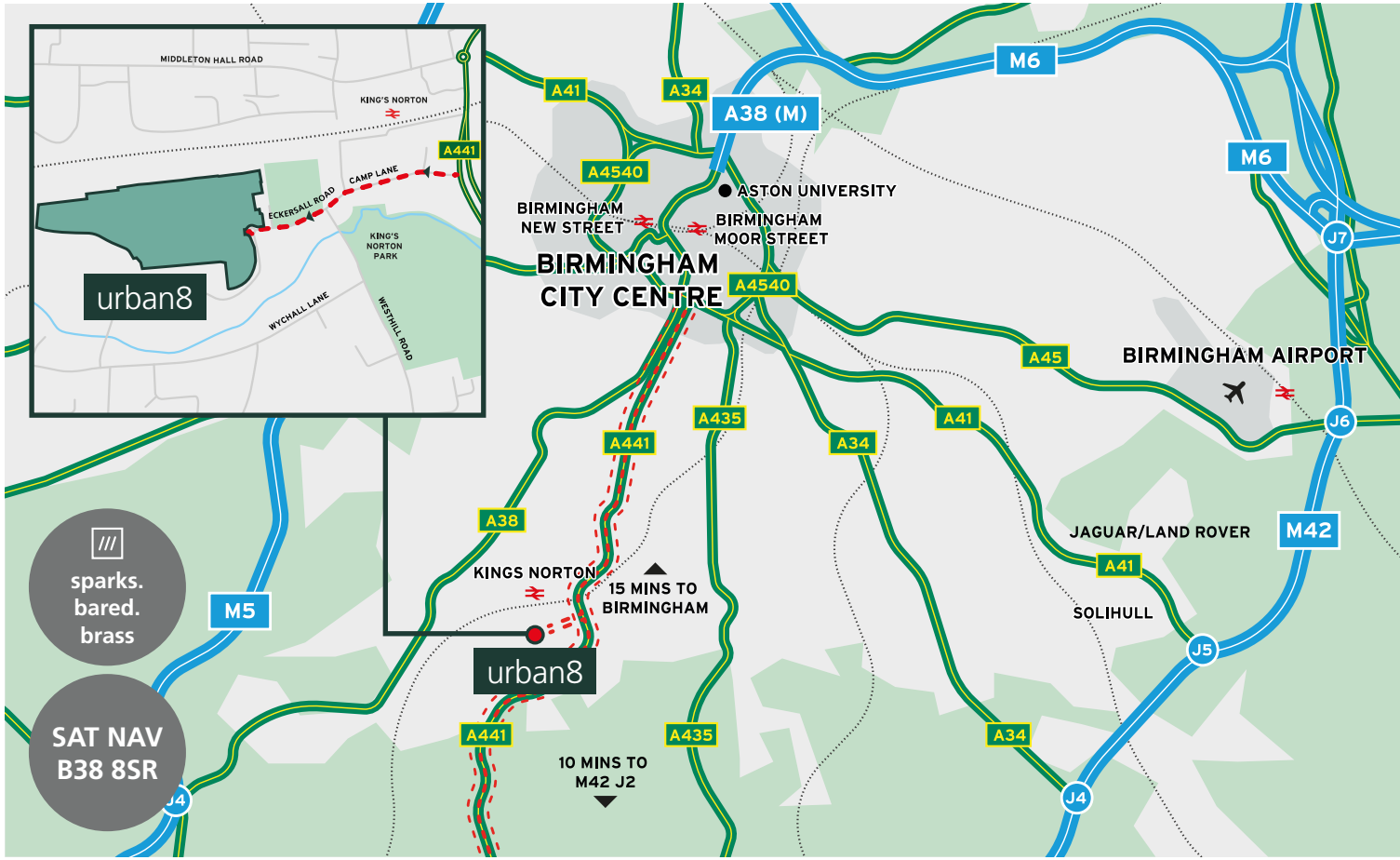
LOCATION

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

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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