

urban8

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



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

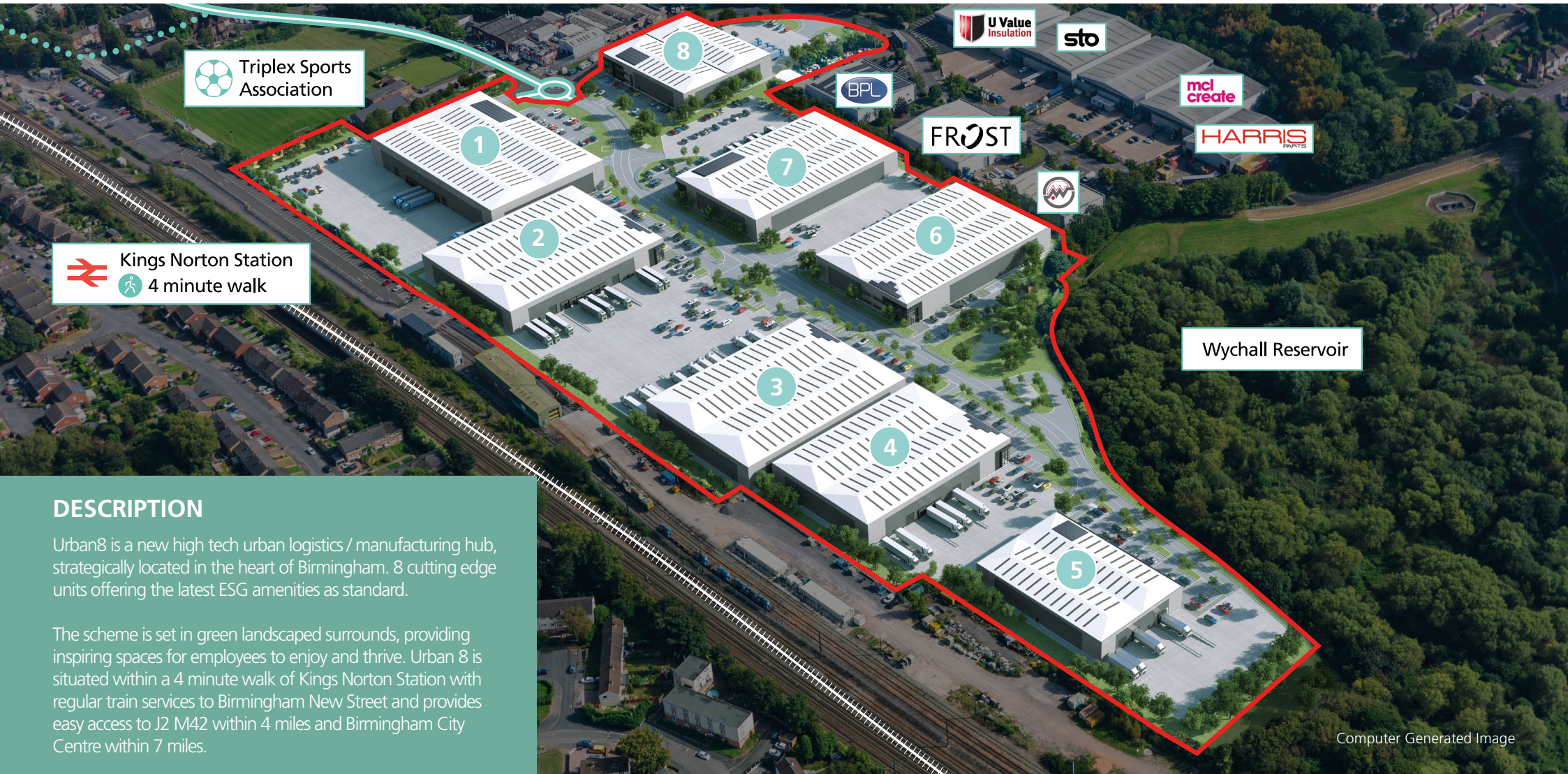
- BREEAM 'Outstanding' & EPC A
- 4 miles to M42 J2
- XL Power supplies to each unit (5MVA on site)
- Up to 45m secure service yards
- Secure detached units
- Up to 12.5m clear height
- EV charging
- Enhanced solar PV's to each unit

## BIRMINGHAM









Computer Generated Image

## 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.





## SITE PLAN & SPECIFICATION





## 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	66,500	3,500	70,000	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	50,350	2,650	53,000	10m	38m	700kVA	5	2	84	9	£19,837pa
7	50,350	2,650	53,000	10m	35m	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



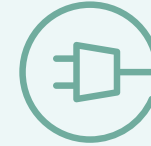
**SUSTAINABILITY IS AT THE HEART OF EVERYTHING WE DO**

The development is to benefit from the following sustainability credentials:

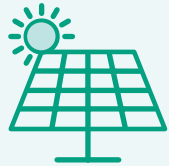
BREEAM  
OUTSTANDING



EPC A RATINGS



EV CHARGING  
PARKING SPACES



ROOF MOUNTED  
SOLAR PV'S

SUDS  
DRAINAGE  
STRATEGY



ASHP GENERATION  
FOR HEATING AND  
COOLING



WHOLE LIFE  
CARBON

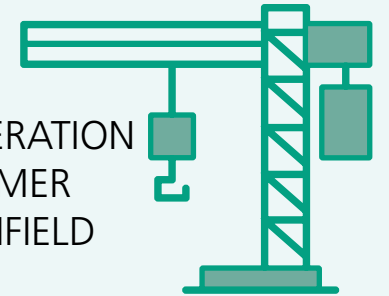


OFFICE LED  
LIGHTING

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



## 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



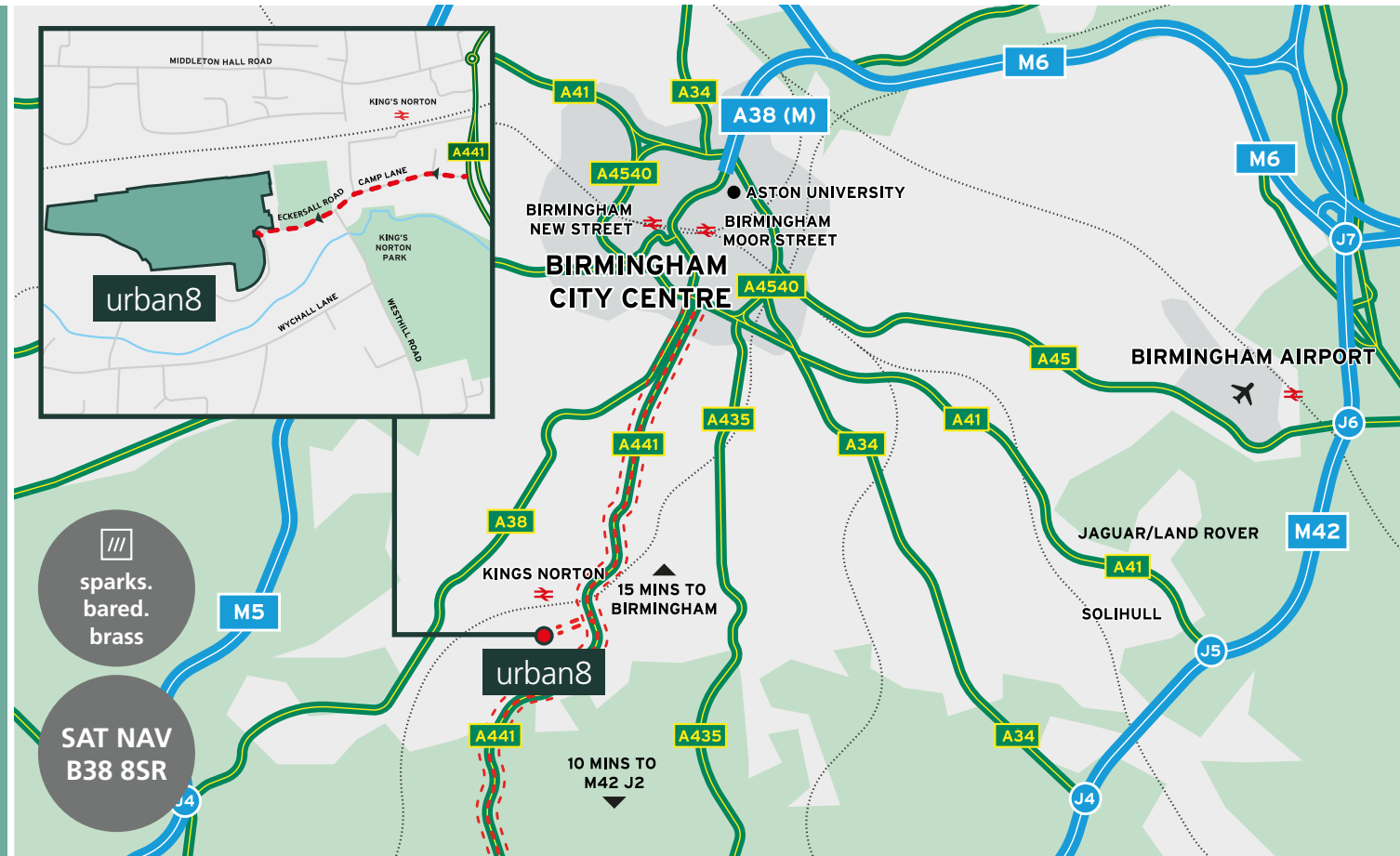


## LOCATION

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.



**Steven Jagers**  
07837 995 259  
steven.jagers@jll.com

**Carl Durrant**  
07971 404 655  
carl.durrant@jll.com

**Chris Clark**  
07739 180 060  
chris.clark@jll.com



**Christian Smith**  
07808 784 789  
christian.smith@savills.com

**Chris Hobday**  
07552 558 551  
chris.hobday@savills.com



**Ollie Withers**  
07496 852 526  
ollie.withers@dtre.com

**Jamie Durrant**  
07341 661 962  
jamie.durrant@dtre.com



**Tom Maltby**  
07527 388 047  
tmaltby@canmoor.com