

**UNIT 2 LET**

# REDDITCH GATEWAY

Built for tomorrow,  
ready today.

**A BRAND NEW  
INDUSTRIAL / LOGISTICS FACILITY  
UNIT 1 IMMEDIATELY AVAILABLE  
289,472 SQ FT**

**REDDITCH-GATEWAY.COM**

**B98 6QX**

**///BRICKS.REALLY.GREW**



# Built to *transform* business operations

INTRODUCTION

Unit 1, Redditch Gateway is an exciting speculatively built 289,472 sq ft logistics and manufacturing facility.

Built for tomorrow, ready today.

Redditch Gateway offers the scale, connectivity and quality we need to support our continued growth. We're excited to be part of this development and look forward to scaling our operations as we expand our logistics capabilities under Primeline.

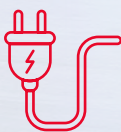
Avon

FEATURES ACROSS THE UNIT:



Large, secure yard

50m secure service yard area



Power

1.75 MVA maximum power capacity



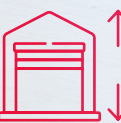
Floor loading

Capacity 50kn/m2



EV chargers

Designated EV charging



High eaves

15m clear height



Office accommodation

High quality, headquarter office space

A very warm welcome to Redditch Gateway from Cain & our agent partners.”



# Positioned in a gateway for growth

REDDITCH GATEWAY

UNIT 1  
289,472 SQ FT

UNIT 2  
NOW LET

Avon

Location is everything  
The estate is strategically located only 4.5 miles from Junction 3 of the M42. Local occupiers include; Amazon, iForce, and Antolin.

ANTOLIN  
LEAR CORPORATION  
IFORCE

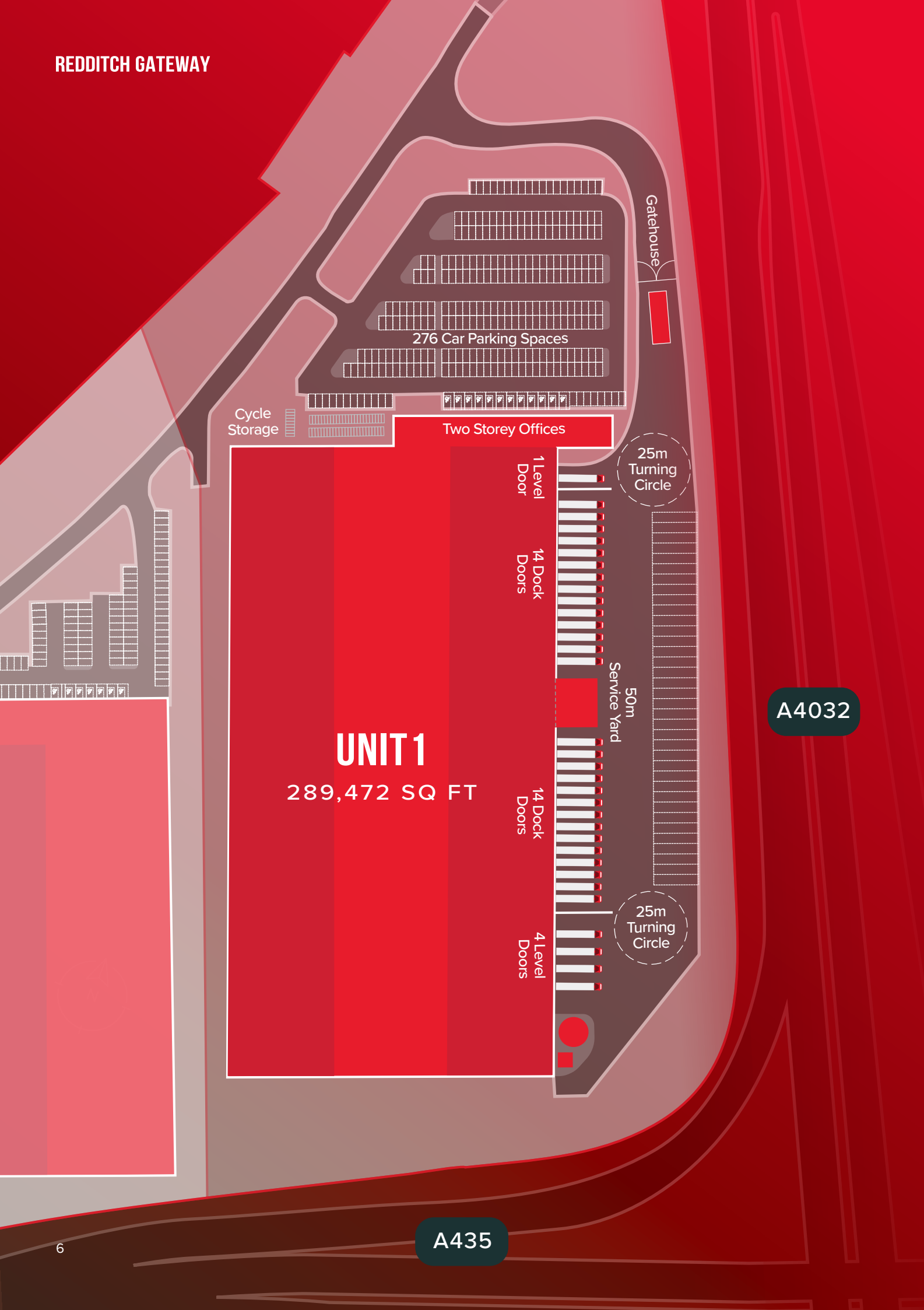
amazon

TO THE M42

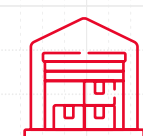
A4032

A435





# Future-proofed specification



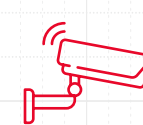
**Efficient loading doors**  
28 dock level doors



**Flexible operations**  
5 level access doors



**High eaves**  
15m clear height



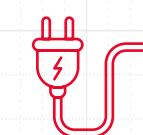
**Large, secure yard**  
50m secure service yard



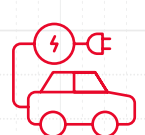
**Car parking**  
276 car parking spaces



**Certification**  
EPC A, BREEAM Excellent



**Power**  
1.75 MVA maximum power capacity



**EV chargers**  
28 EV charging spaces available



**Floor loading**  
Capacity 50kn/m2

## UNIT 1

|                             | SQ FT          | SQ M          |
|-----------------------------|----------------|---------------|
| Warehouse (incl. Reception) | 267,027        | 24,808        |
| First floor offices         | 8,121          | 754           |
| Second floor offices        | 8,138          | 756           |
| Ancillary areas/plant       | 459            | 43            |
| Hub offices                 | 5,468          | 508           |
| Gatehouse                   | 259            | 24            |
| <b>TOTAL (GIA)</b>          | <b>289,472</b> | <b>26,893</b> |

“While designing Redditch Gateway, we were focussed on maximising the site’s potential.”



# A highly sustainable development

Redditch Gateway has been constructed to the highest levels of sustainability. An industry leading environmental specification designed to lower the site’s impact while also generating significant energy savings for occupiers.



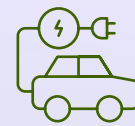
**Certification**  
EPC A, BREEAM  
Excellent



**Solar**  
PV rooftop  
solar panel



**Insulation**  
Efficient thermal  
envelope design



**EV chargers**  
28 EV charging  
spaces available



**Bicycle parking**  
Ample cycle  
parking



**Wellbeing**  
Employee  
gym area



**Rooflights**  
15% warehouse  
coverage



**Efficient heating**  
With air source  
heat pumps



**Landscaping**  
Extensive planting  
around the site



**Net Zero**  
Zero carbon  
construction



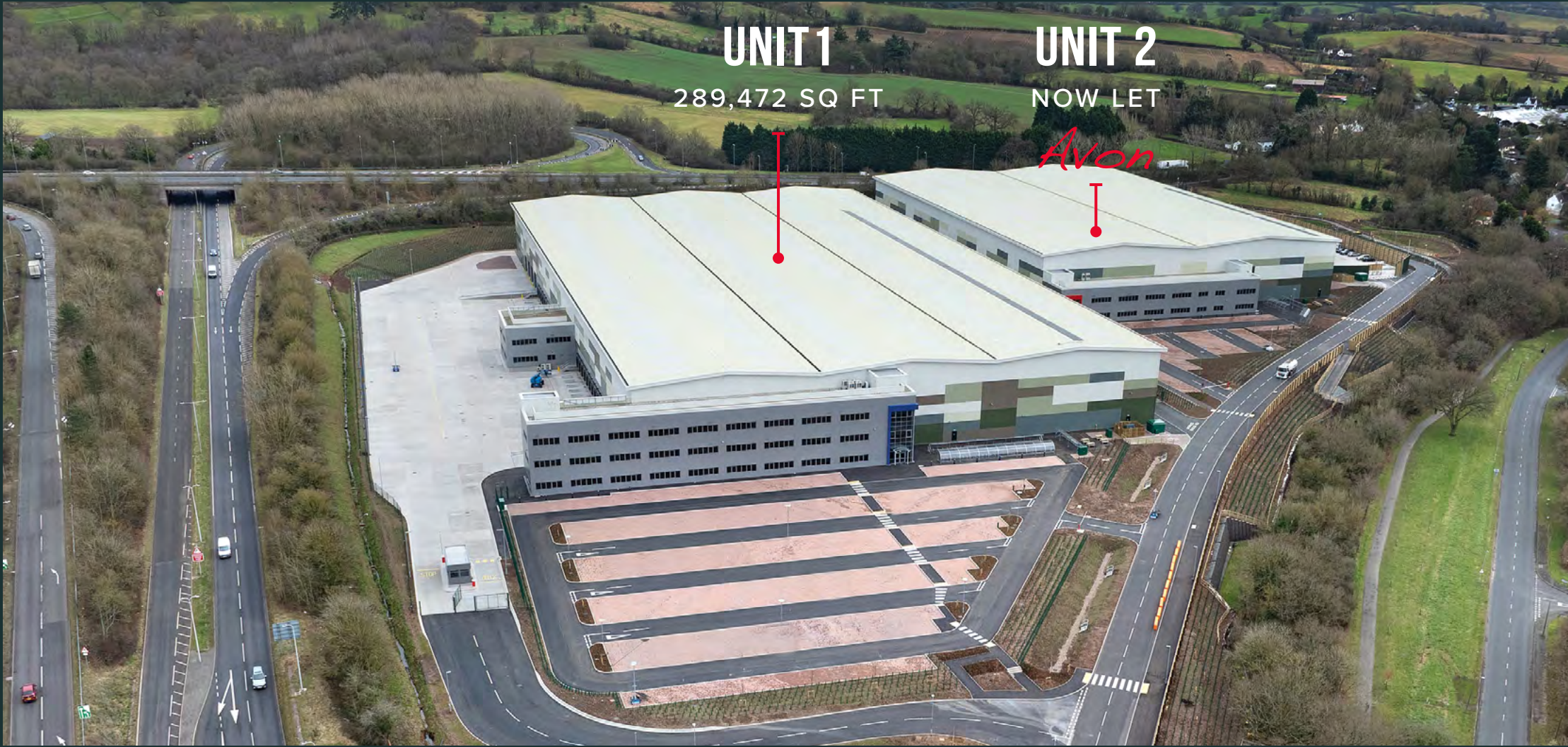
**Recycled build**  
Wide use of  
recycled material



**LED Lighting**  
Efficient, smart  
controlled lighting

“We achieved a net zero carbon construction by carefully designing every aspect of the development to be as sustainable as possible.”







# A skilled and robust local workforce pool



**Working population**

The West Midlands region has a working-age population of 1,842,600, representing a substantial portion of the area’s total demographic.

**Employment sectors**

42% of individuals employed in the vicinity of the site work in sectors closely related to transport, manufacture, and storage industries.



**Rising skills**

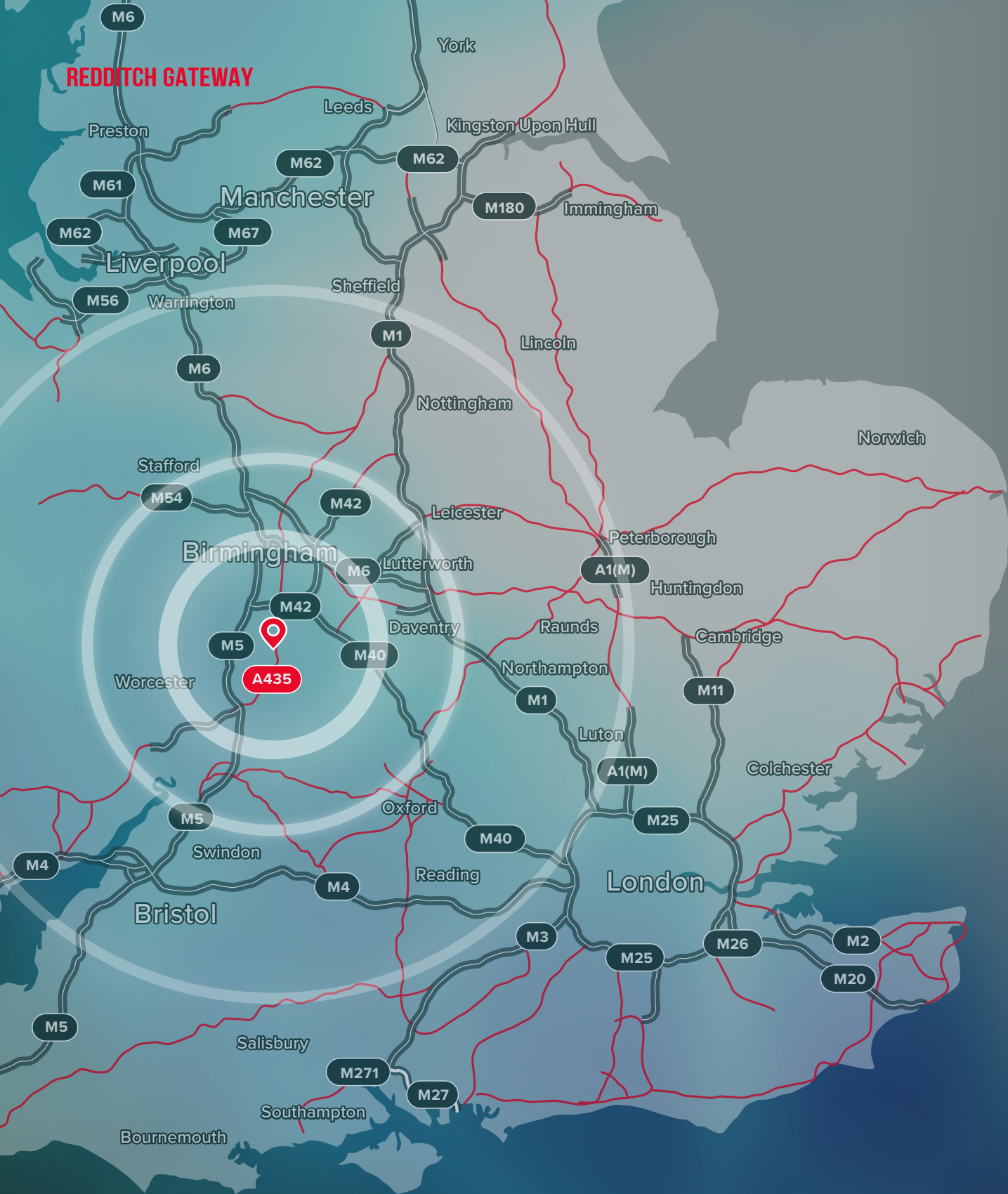
Skill levels in redditch are rising as a result of the North Worcestershire Employment and Skills Board (ESB).

**Lower pay rates**

Hourly pay 18% Lower than West Midlands and the UK average. Redditch £11.80, West Midlands £13.24, UK average £14.35.

“Analysis of the labour pool of the local area reveals a highly motivated and skilled workforce.”





|                     |           |
|---------------------|-----------|
| Junction 3 M42      | 4.5 Miles |
| Junction 2 M42      | 6 Miles   |
| Junction 3A M42/M40 | 8 Miles   |
| Junction 4A M5      | 11 Miles  |
| Junction 4 M6       | 20 Miles  |



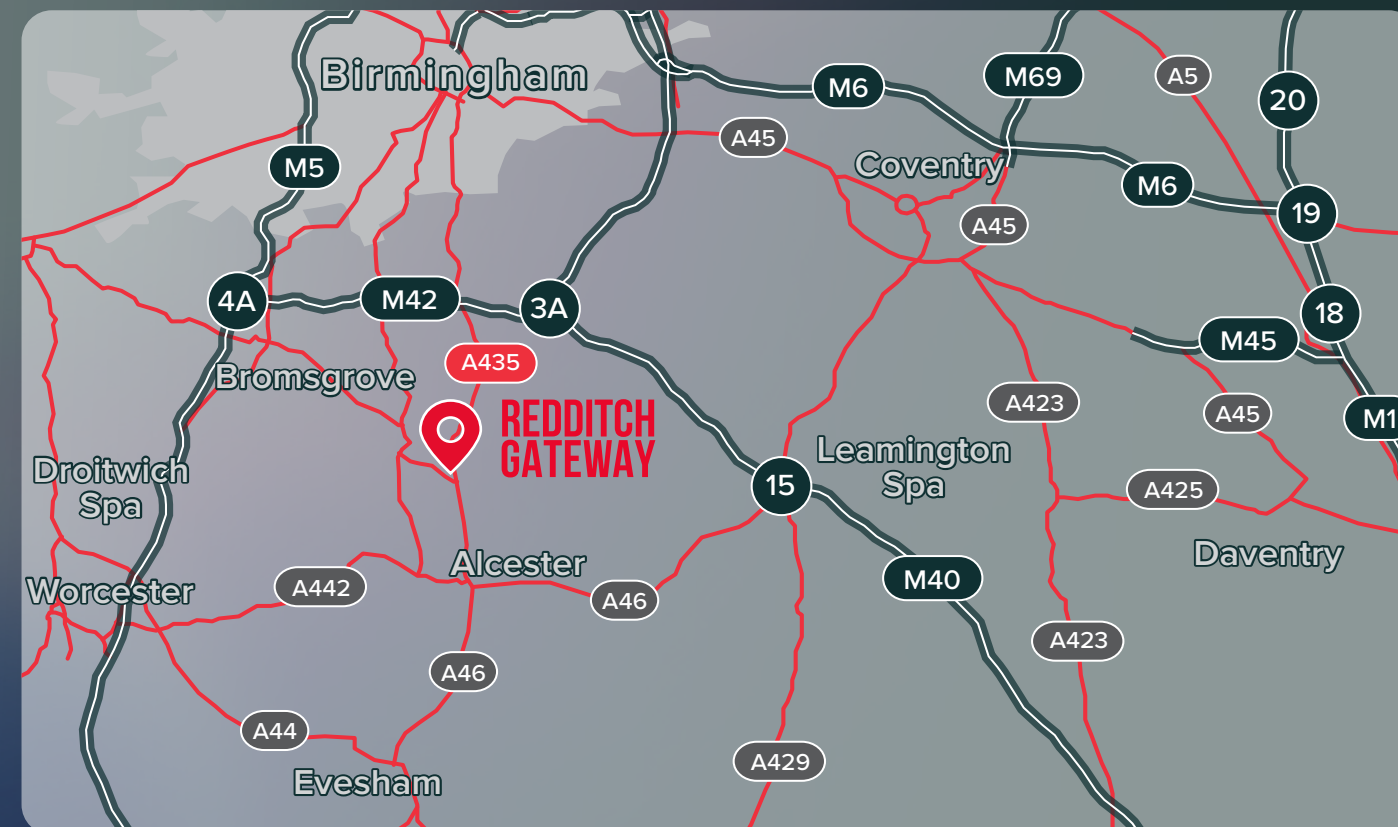
|               |           |
|---------------|-----------|
| Birmingham    | 18 Miles  |
| East Midlands | 52 Miles  |
| Heathrow      | 102 Miles |



|                |           |
|----------------|-----------|
| Birmingham     | 16 Miles  |
| Central London | 114 Miles |

## LOCATION

A very well  
connected location



Redditch Gateway South, Coventry Highway, B98 0QX

///Bricks.Really.Grew

Redditch Gateway's location and accessibility are second to none. It is located within close proximity to three major motorways with Junction 3 of the M42 4.5 miles away, giving access to the M40 at Junction 3A of the M42 (Umberslade Interchange) and the M5 at Junction 4A (Catshill Interchange).

Redditch's internal road system is the result of major investment, resulting in the smooth movement of goods and vehicles.



Built for tomorrow,  
ready today.

**DTRE**  
**020 3328 9080**  
www.dtre.com

**TOM FAIRLIE**

tom.fairlie@dtre.com  
+44 (0) 7747 441 858

**RICHARD HARMAN**

richard.harman@dtre.com  
+44 (0) 7776 200 143

**JAMIE DURRANT**

jamie.durrant@dtre.com  
+44 (0) 7341 661 962

**NEWMARK**  
**0121 616 4800**  
nmrk.com/uk

**CHARLIE SPICER**

charles.spicer@nmrk.com  
+44 (0) 7949 864 103

**SEB MOSELEY**

sebastian.moseley@nmrk.com  
+44 (0) 7825 868 943

**ELLIE CRATHERN**

ellie.crathern@nmrk.com  
+44 (0) 7385 393 991

redditch-gateway.com

October 2025. These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. designed & produced by **CORMACK** - cormackadvertising.com

**CAIN**