

Catalyst Industrial Park | Catalyst Drive | Birmingham B8 2AZ



Setting a new benchmark for sustainable  
industrial space in Birmingham



AVAILABLE  
**NOW**



An exciting new development offering flexible detached units with generous yards, high eaves and dock level access designed for logistics and advanced manufacturing.

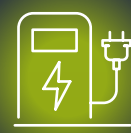


Catalyst Industrial Park comprises of four brand new industrial/distribution units at the heart of Birmingham's industrial corridor with sustainability built in, not added on.

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/m2  
FLOOR LOADING**



**WIREScore GOLD  
CERTIFIED**





Unit 1



UNIT 1	ft <sup>2</sup> (GIA)	m <sup>2</sup> (GIA)
Warehouse	57,142	5,309
Office (1st Floor)	3,472	322
Office (2nd Floor)	3,766	350
<b>TOTAL</b>	<b>64,380</b>	<b>5,981</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	56,733	5,271
Office (1st Floor)	3,196	297
Office (2nd Floor)	3,482	323
<b>TOTAL</b>	<b>63,411</b>	<b>5,891</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	22,360	2,078
Office (1st Floor)	2,392	222
<b>TOTAL</b>	<b>24,752</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	20,668	1,920
Office	1,875	174
<b>TOTAL</b>	<b>22,543</b>	<b>2,094</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 Industrial Park** is located in Washwood Heath area of Birmingham and has excellent transport Links to the M6, Birmingham City Centre, local public transport and Birmingham New Street and Birmingham International airport.

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



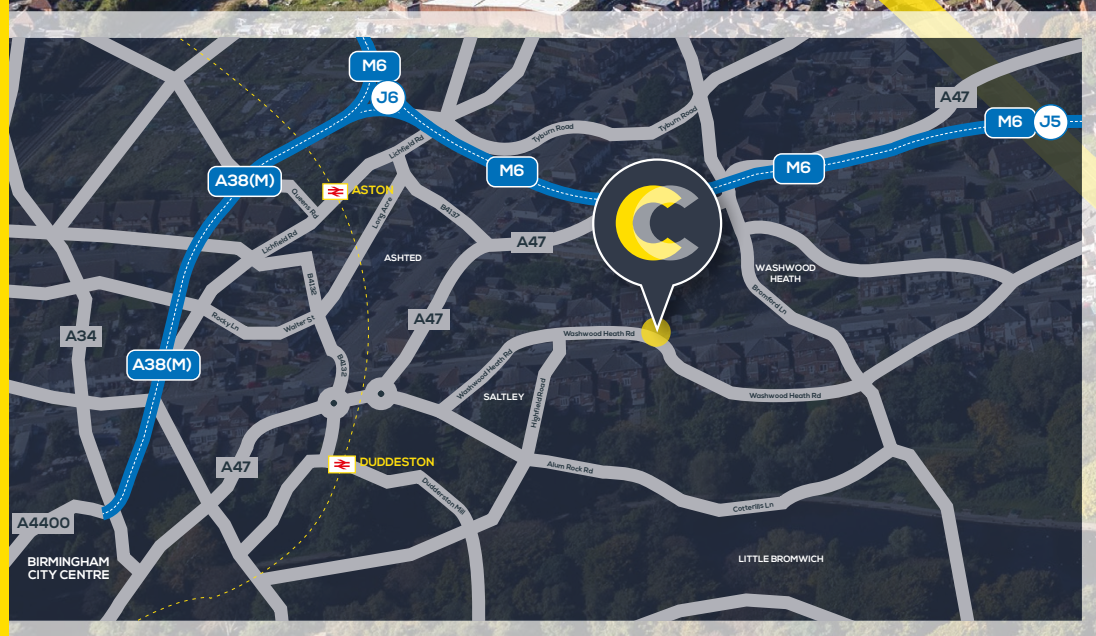
**B8 2AZ**

**sands.purely.stars**



WASHWOOD HEATH RD

DREWS LANE



**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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