

**DELIVERY  
Q4 2023  
TO LET / MAY SELL**

# IT'S HERE

**REDDITCH  
GATEWAY**

**160,208 – 286,328 SQ FT**  
TWO NEW INDUSTRIAL / LOGISTICS UNITS  
AVAILABLE TO LET / MAY SELL - Q4 2023  
JUNCTION 3 M42 (4.5 MILES)

B98 0QX  
[REDDITCHGATEWAY.COM](http://REDDITCHGATEWAY.COM)

**UNIT 1 -  
286,328 SQ FT  
UNIT 2 -  
160,208 SQ FT**

**KEY  
DISTRIBUTION  
AREA**

**READILY  
AVAILABLE  
AND SKILLED  
WORKFORCE**

**HIGH QUALITY  
SPECIFICATION**

Redditch Gateway is an exciting logistics manufacturing development extending to approximately 78 acres, strategically located on the eastern fringes of Redditch, only 4.5 miles from Junction 3 of the M42.

**REDDITCH  
GATEWAY**



# HIGH QUALITY

**UNIT 2**  
160,208 SQ FT

**UNIT 1**  
286,328 SQ FT

HÜEGLI  
UK

ANTOLIN

CONSTELLATION  
COLD LOGISTICS

LEAR  
CORPORATION

THORLUX  
LIGHTING

UK-NSI

amazon

A4023

A435

TO M42 →

# WE'RE DELIVERING



10 MVA POWER  
AVAILABLE



DOCK AND LEVEL  
ENTRY LOADING



SECURE  
YARDS



UNIT DESIGNATED  
CAR PARKING



UP TO 15M CLEAR  
HEIGHT



SKILLED LOCAL  
LABOUR

# SUSTAINABLE



TARGET EPC 'A' AND  
BREAM EXCELLENT  
RATINGS



EFFICIENT THERMAL  
ENVELOPE  
DESIGN



CONTROLLED LED  
LIGHTING



15% ROOFLIGHTS TO  
THE WAREHOUSE  
AREA



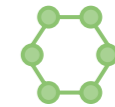
EV CHARGING  
(100% FUTURE  
PROOFED)



ENERGY EFFICIENT  
AIR SOURCE HEAT  
PUMPS



USE OF RECYCLED  
MATERIALS



NET ZERO CARBON  
CONSTRUCTION

# SOLUTIONS

# 160,208 – 286,328 SQ FT INDUSTRIAL / LOGISTICS UNITS

## UNIT 1

	SQ FT	SQ M
WAREHOUSE	256,880	23,865
UNDER CROFT GF	8,008	744
OFFICE FF	8,008	744
OFFICE SF	8,008	744
HUB GF	2,712	252
HUB FF	2,712	252
<b>TOTAL</b>	<b>286,328</b>	<b>26,601</b>



DOCK LEVEL DOORS  
UNIT 1: 28, UNIT 2: 14



LEVEL ACCESS DOORS  
UNIT 1: 5, UNIT 2: 4



15M  
CLEAR HEIGHT



EPC  
RATING A



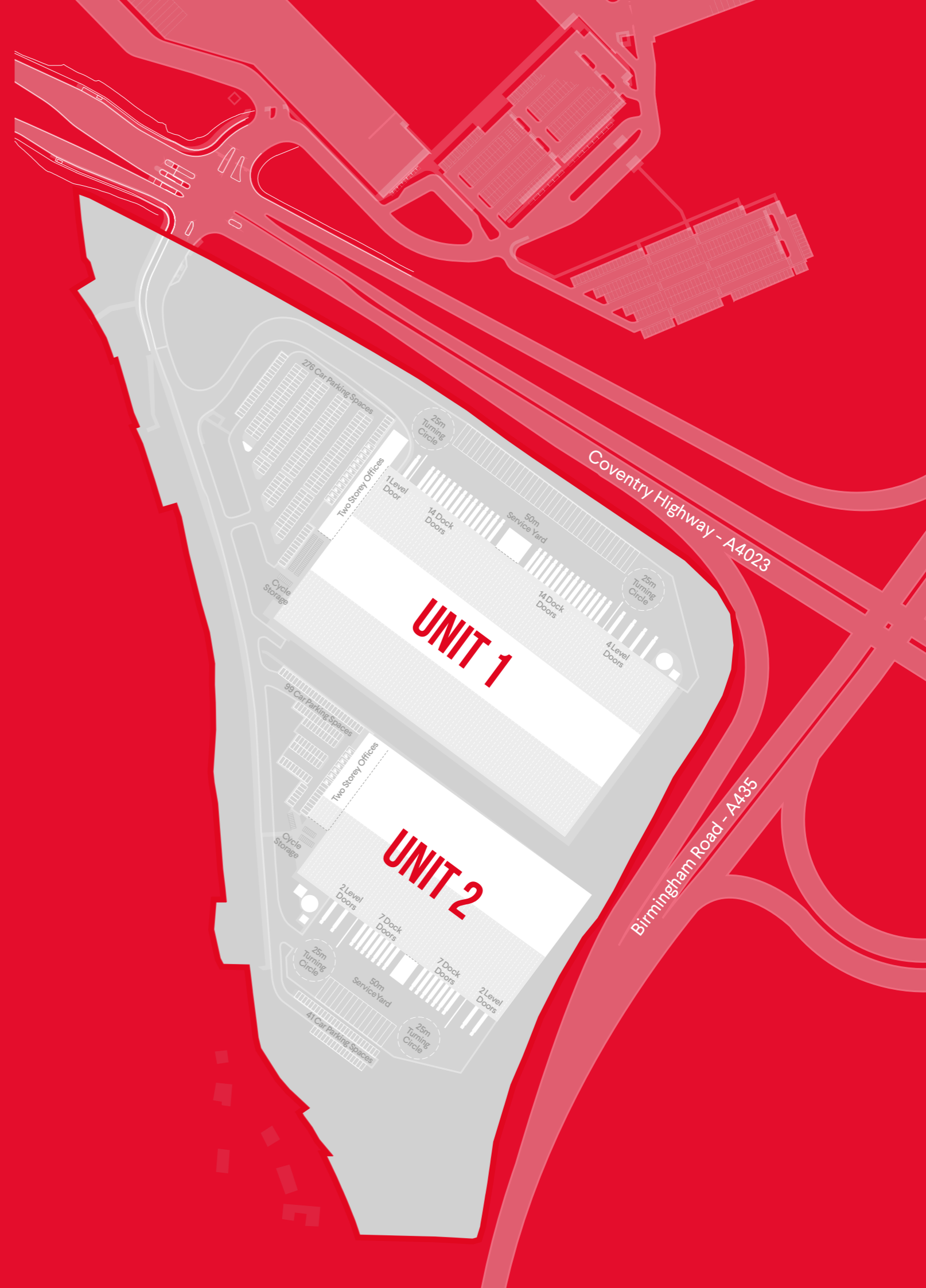
50M SECURE  
YARD



CAR PARKING SPACES  
UNIT 1: 276, UNIT 2: 140

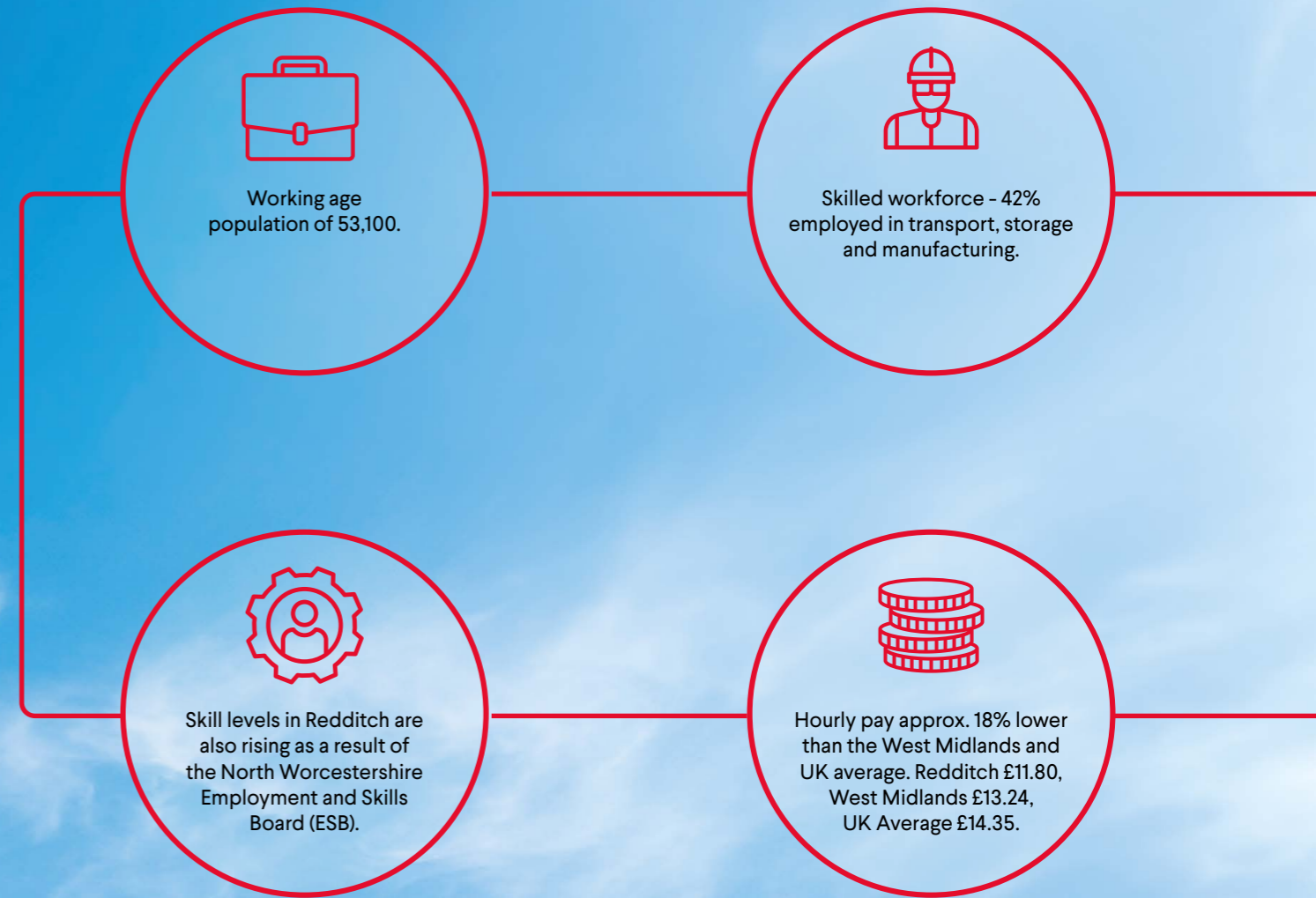
## UNIT 2

	SQ FT	SQ M
WAREHOUSE	141,976	13,190
OFFICE GF	7,588	705
OFFICE FF	7,588	705
HUB GF	1,528	142
HUB FF	1,528	142
<b>TOTAL</b>	<b>160,208</b>	<b>14,884</b>

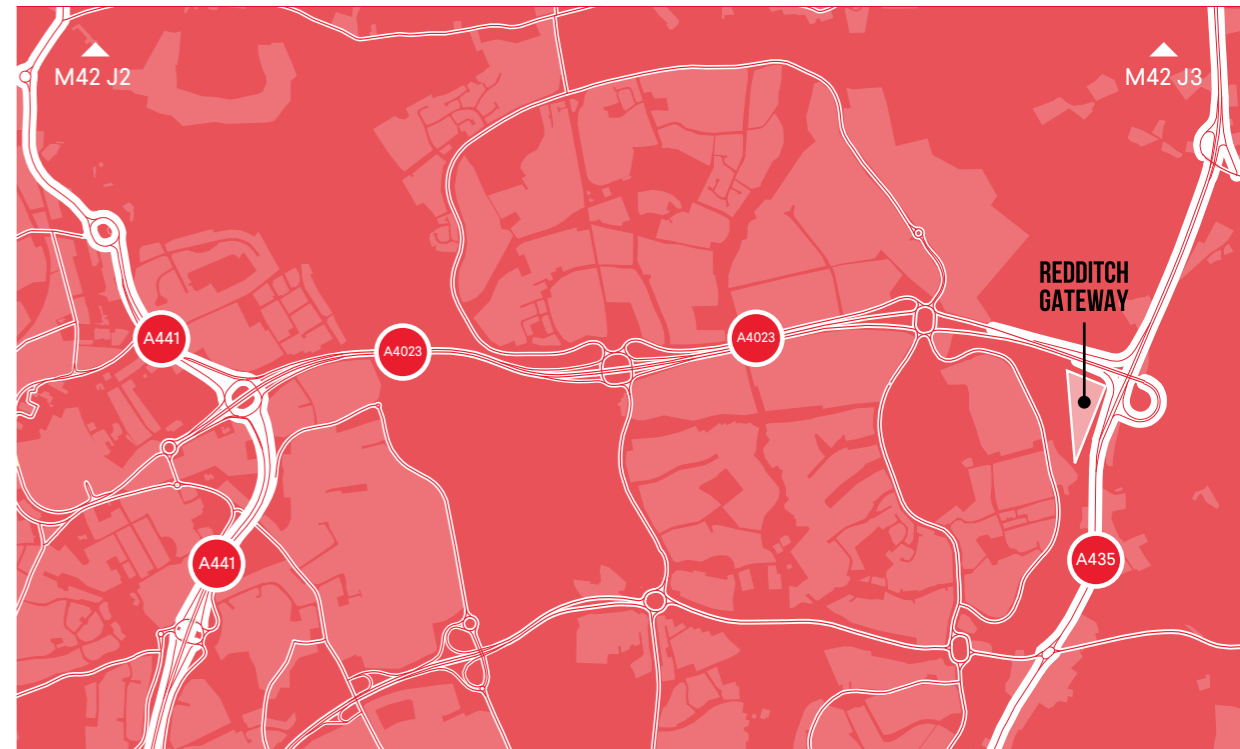
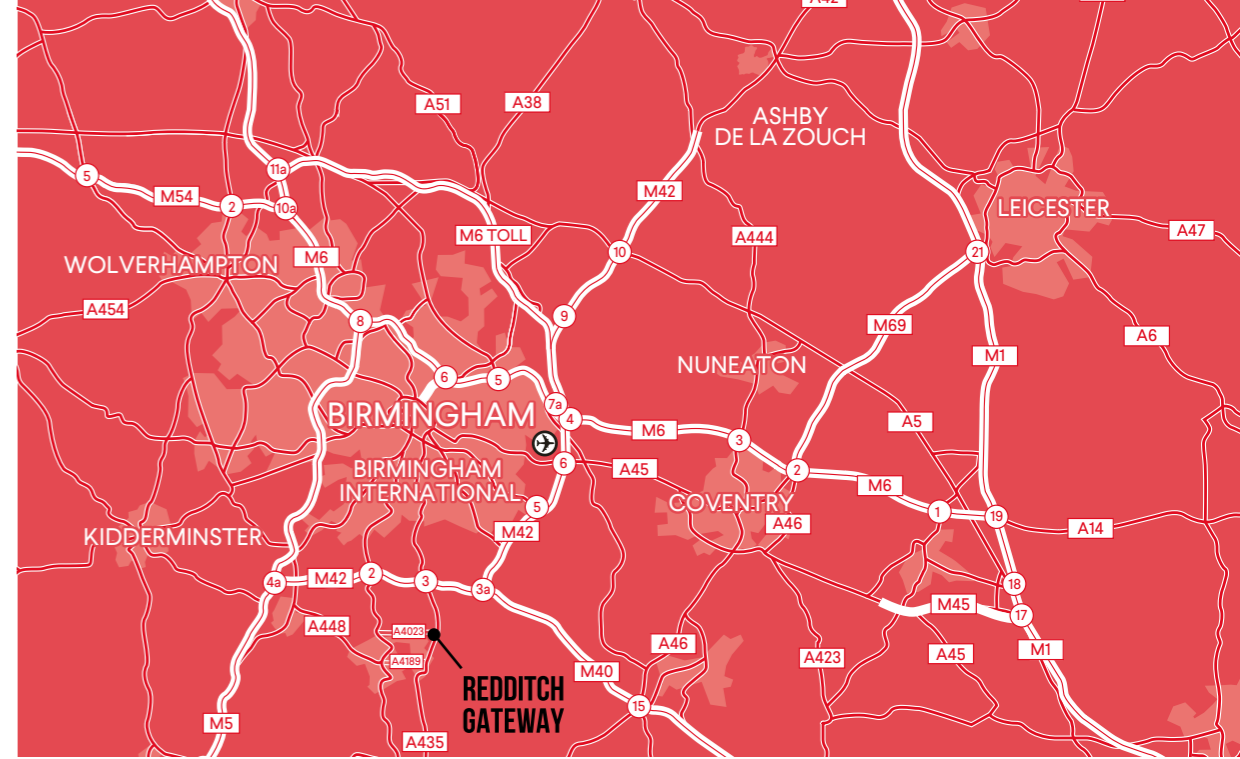
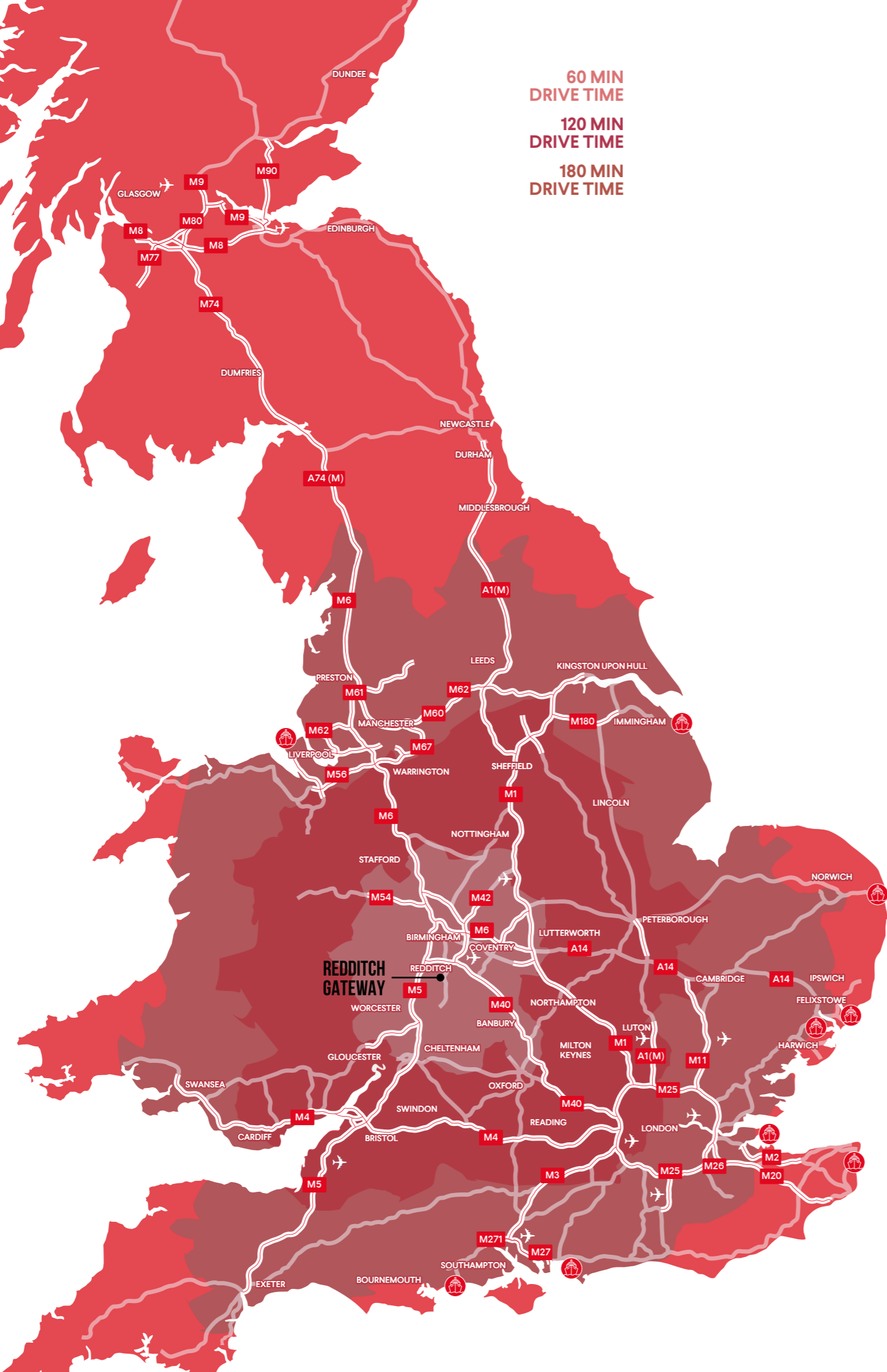


# GETTING EDUCATED

The Redditch Gateway development is an exciting opportunity to build on the town's wealth of engineering and manufacturing expertise. The new development aims to promote and enhance supply chain links and to further develop the skills of the local labour market.



# ALLEGANT COMMUNITY



B98 0QX

## LOCATION

Redditch's location and accessibility are second to none. It is located within close proximity to three major motorways with Junction 3 of the M42 some 4 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 in the 1960s and 1970s, resulting in the smooth movement of goods and vehicles.

///MOOD.WORKS.LEARNS

## TRAVEL DISTANCES

JUNCTION 3 M42	4.5 MILES
JUNCTION 2 M42	6 MILES
JUNCTION 3A M42/M40	8 MILES
JUNCTION 4A M5	11 MILES
BIRMINGHAM	16 MILES
BIRMINGHAM AIRPORT	18 MILES
M5 J16	26 MILES
EAST MIDLANDS AIRPORT	52 MILES
HEATHROW	102 MILES
CENTRAL LONDON	114 MILES



# IT'S HERE

# REDDITCH GATEWAY

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**STOFORD**

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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.

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