

OVER
22,700
PASSING VEHICLES PER DAY



JUNCTION 10 M42 | TAMWORTH | B78 1TX
CORE 42 BUSINESS PARK

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Roadside Trade Counter, Last Mile Logistics & Industrial Scheme TO LET

HIGH SPECIFICATION UNITS
from 3,261 sq ft to 10,645 sq ft
OCCUPATION FROM Q2 2026

OVER 8.25 MILLION PASSING VEHICLES PER YEAR*
*(SOURCE: DEPARTMENT OF TRANSPORT)



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MAERSK

ALPI

selco BUILDERS WAREHOUSE

M42/J10 0.5 MILES

A5

CORE 7

MARSHALL

WAREHOUSES

- Steel portal frame construction
- 37.5kN/m2 floor loading
- Fm2 category floor
- Electric insulated loading doors
- 10% roof lights
- High performance cladding
- Ability to combine units
- 6.65m clear internal height

EXTERNAL

- Large power supply
- Secure fenced yard
- Electric charging points
- Customer car parking
- Cycle storage
- Direct access to A5

SUSTAINABILITY

- EPC A rating
- LED lighting
- Low air permeability cladding
- Solar PV array of 18kW
- Electric vehicle charging point

Core 42 is a significant 43.29 acre site in a prime location fronting the A5 and only 0.5 miles from Junction 10 of the M42.

This final phase will see the development of a smaller unit scheme of high specification units ranging from 3,261 to 10,645 sq ft (combined) subject to measurement.

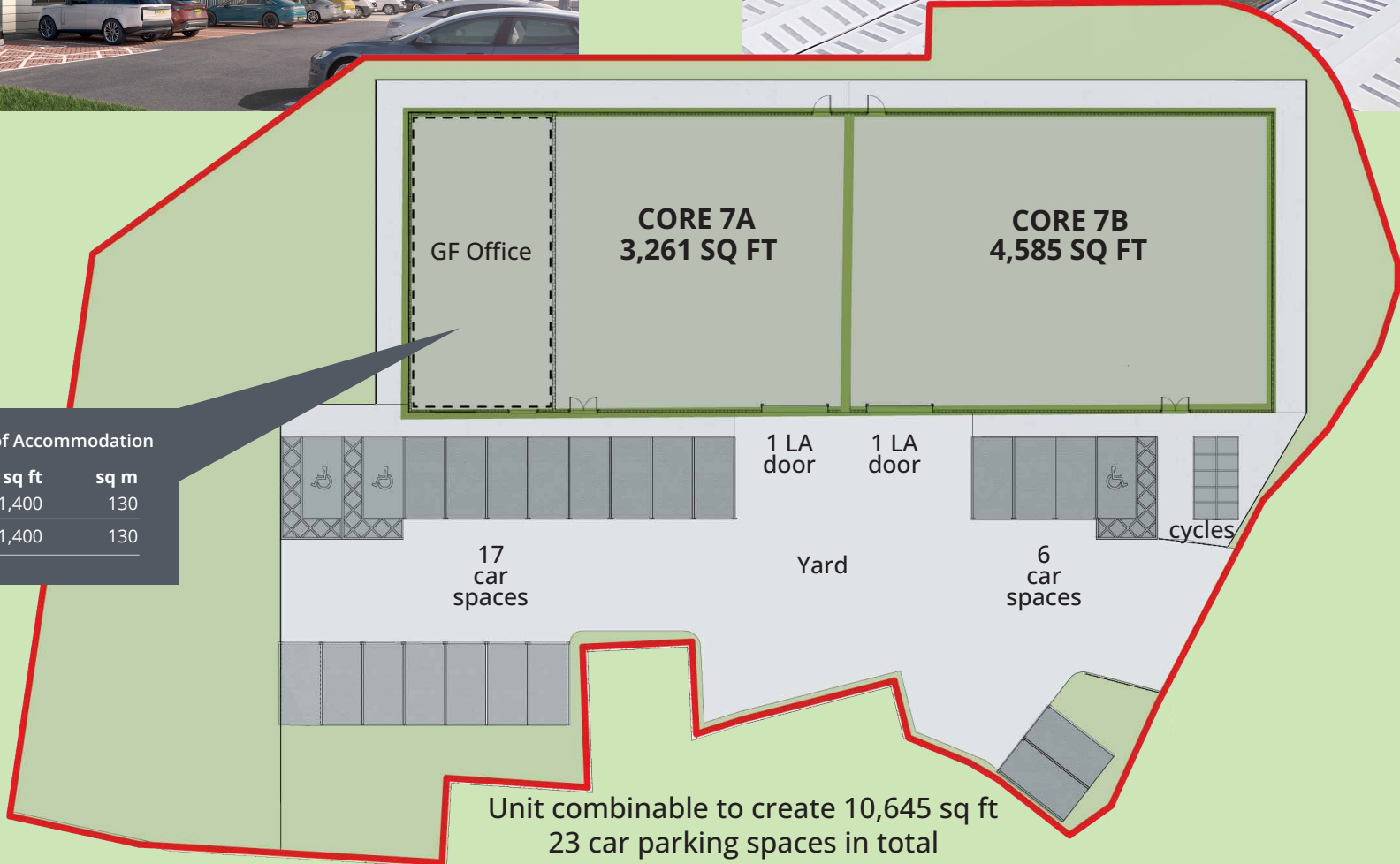
LOCAL TRADE COUNTER & PARCEL HUB OCCUPIERS

1. EURO CAR PARTS TRADE COUNTER
2. NDI (SELCO) TRADE COUNTER
3. UPS PARCEL HUB
4. FEDEX PARCEL HUB
5. ALPI UK (FREIGHT FORWARDER)
6. INSTARMAC TRADE COUNTER



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A detailed specification is available upon request.



Office Area - Schedule of Accommodation

	sq ft	sq m
Ground Floor Office	1,400	130
First Floor Offices	1,400	130

Unit combinable to create 10,645 sq ft
23 car parking spaces in total

