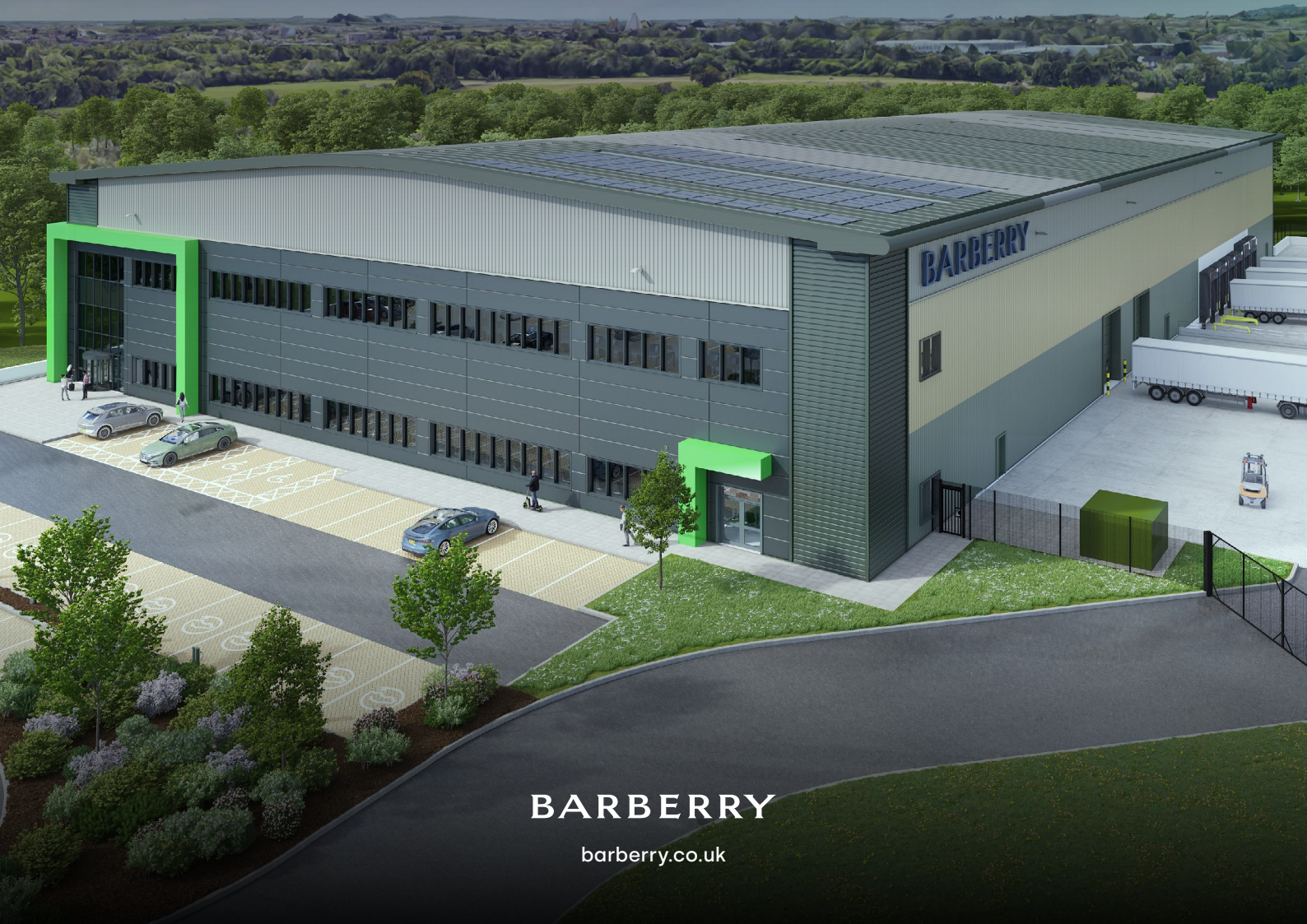


BARBERRY MIDBOX 78

78,335 SQ FT
NEW SPECULATIVE INDUSTRIAL / WAREHOUSE UNIT
TO LET/FOR SALE
DETAILED PLANNING CONSENT SECURED

BARBERRY MIDBOX 78
QUINTON BUSINESS PARK
BIRMINGHAM, B32 1AF

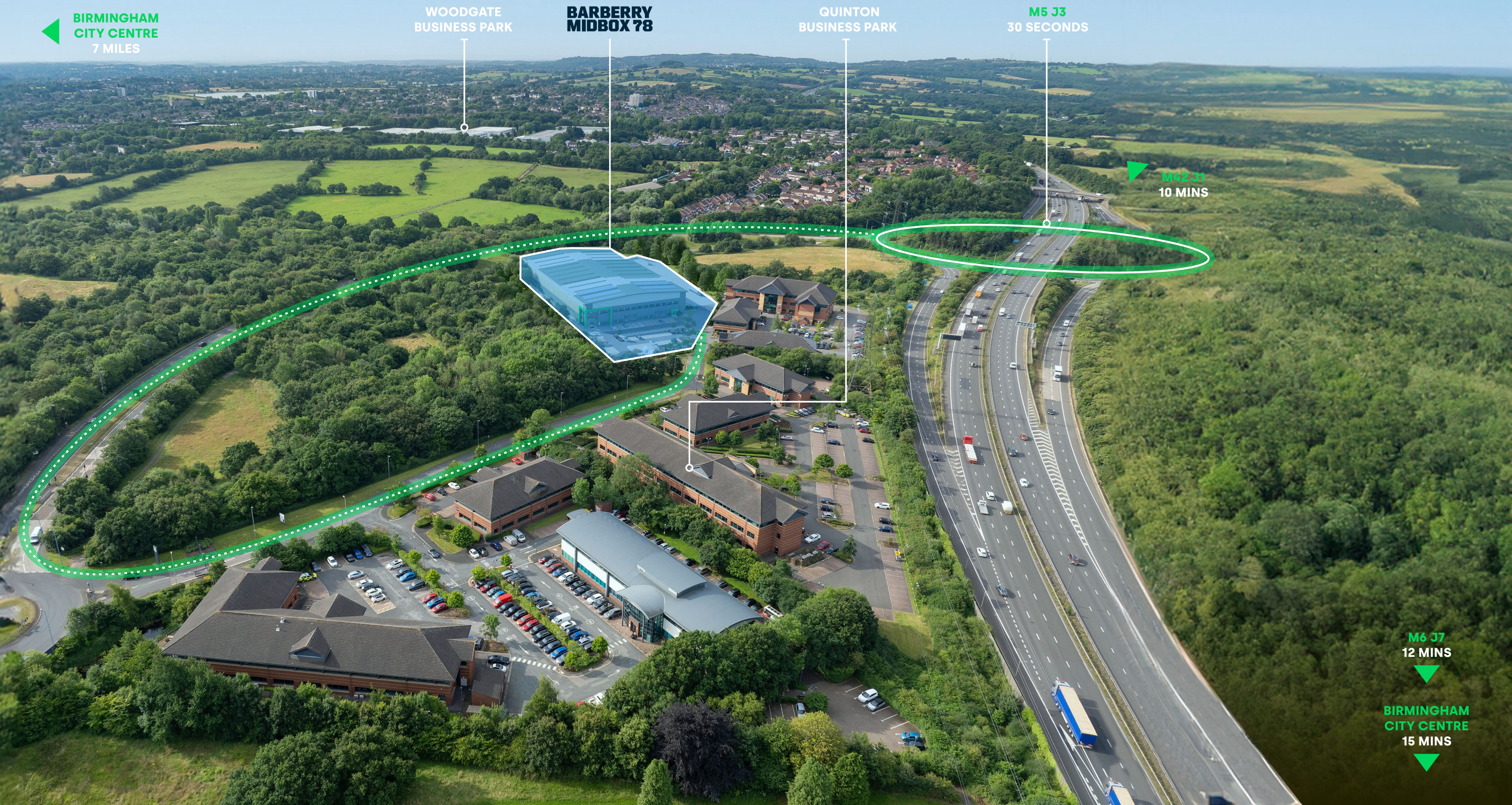
UP TO 1 MVA POWER



BARBERRY

barberry.co.uk

CREATED TO CONNECT



◀ **BIRMINGHAM
CITY CENTRE**
7 MILES

**WOODGATE
BUSINESS PARK**

**BARBERRY
MIDBOX 78**

**QUINTON
BUSINESS PARK**

M5 J3
30 SECONDS

▶ **M6 J7**
10 MINS

M6 J7
12 MINS

▶ **BIRMINGHAM
CITY CENTRE**
15 MINS

PREMIER DISTRIBUTION

AREA	SQ FT	SQ M
Ground Floor Office Core & Gallery	1,200	111
Undercroft	5,100	474
B2/B8	60,575	5,628
First Floor Offices	5,700	530
Second Floor Storage	5,760	535
TOTAL	78,335	7,278

Barberry Midbox 78 is positioned on the well-established Quinton Business Park and will deliver a new manufacturing / distribution unit of 78,335 sq ft, occupying a prominent position on the business park.




Enhanced Thermal Cladding (From Zero Degrees Upwards)



EPC A+ Rating



Target BREEAM Outstanding



30 Bicycle Spaces




112 Car Park Spaces



Staff Outdoor Amenities Space




40m Yard Depth



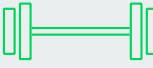
E(G) / B2 / B8 Planning Consented




12.5m Clear Internal Height



PV Fitted to the Roof



Outdoor Gym Equipment




Up to 1 MVA Power Available




22 Electric Vehicle Charging Points (Provision for 20 Extra)



6 Dock Level Loading Doors (Provision for 2 Extra)



2 Level Access Loading Doors (Provision for 2 Extra)



First Floor Office and Ancillary



24 Hour Secure Site



[View Narrow Racking Option](#)

[View Wide Racking Option](#)



SETTING STANDARDS

Barberry are using the latest environmentally friendly construction technology to reduce both dependency on fossil fuels and CO2 emissions. The unit development will benefit from:

- 

Bat Boxes for Pollination & Pest Control
- 

Outdoor Gym Equipment
- 

Provision for 22 EV Charging Points (Provision for 20 Extra)
- 

Led Lighting to the Offices
- 

10% Warehouse Roof Lights
- 

Hibernacula
- 

Carbon Net Zero in Operation
- 

Enhanced Thermal Cladding (From Zero Degrees Upwards)
- 

Upgraded Roof Structure to Support 100% PV Cells
- 

Rainwater Harvesting
- 

Target BREEAM Outstanding
- 

EPC A+ Rating
- 

PV Cells on Roof Generating 42500 Kwh Per Annum
- 

Bug Hotels & Insect Habitats



BARBERRY MIDBOX 78

SAT NAV: B32 1AF

///TOKEN.SEARCH.VISA



1,121,918 Dwellings
within a
30 minute drive



c. 11,255 People
seeking work within a
30 minute drive

30 Minutes

2,859,793

People within a
30 minute drive

60 Minutes

6,002,433

People within a
45 minute drive



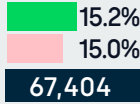
LOCAL OCCUPIERS

1. JLR
2. JCB
3. BMW
4. ASTON MARTIN
5. amazon
6. dpd
7. SANDVIK
8. TESLA

LABOUR STATS



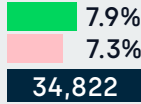
Vehicle Repair
& Maintenance



Administration
& Office



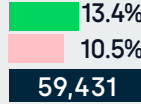
Manufacturing
& Production



Process, Plant &
Machinery



Warehouse
Workers



Transportation
& Storage



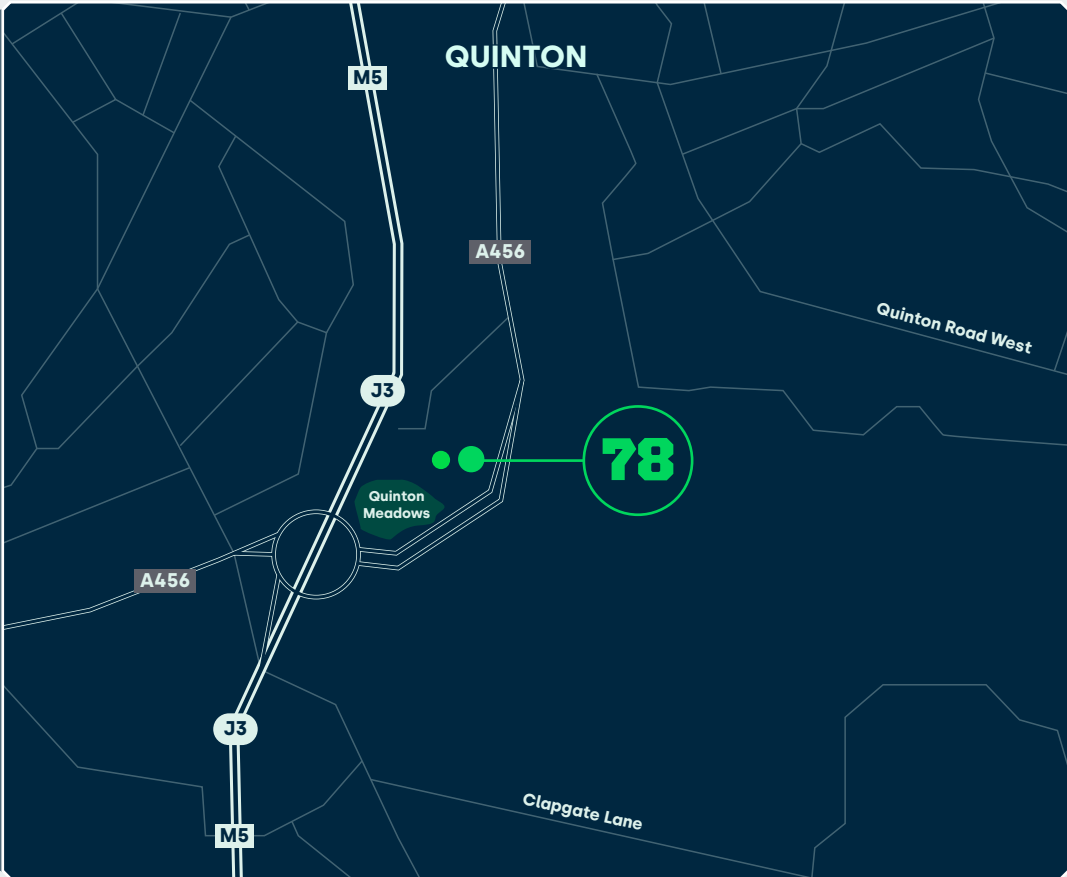
Local Average
Employment Rate



UK Average
Employment Rate



Local Population
Employment No.



CITY	MILES	MINS	ROADS	MILES	MINS	RAIL / SEA / AIR	MILES	MINS
Birmingham	7	19	M5 J3	2	3	Birmingham Railfreight	8	34
Wolverhampton	13	26	M42 J1	8.4	10	Birmingham Airport ✈	15.1	35
Coventry	33.3	40	M6 J7	10.3	12	Tamworth Railfreight	32.6	45
Manchester	87.5	110	M40 3A	20.8	24	Daventy (DIRFT)	50.8	66
London	128	182	M1 J19	40.9	60	East Midlands ✈	51.6	55

READY
TO MOVE

DELIVERING OPPORTUNITY FOR OCCUPIERS



Outdoor
Gym Equipment



Access to the
Quinton Meadows
Wildlife Walkway



Occupier
Bee Club



Nearby Cycle
Routes

TERMS

The property is available freehold or leasehold on terms to be agreed by joint sole agents Savills or M1.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

VAT is payable on any transaction at the prevailing rate.



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BY BARBERRY:**

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**FURTHER
INFORMATION**

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