

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

TWO HIGH SPECIFICATION UNITS
of 4,661 sq ft, 4,585 sq ft, or 9,246 sq ft combined

• DETAILED PLANNING CONSENT GRANTED • OCCUPATION FROM Q4 2025

OVER 8.25 MILLION PASSING VEHICLES PER YEAR*

*(SOURCE: DEPARTMENT OF TRANSPORT)



www.core42.co.uk

www.hpgdevelopments.co.uk



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 2 (combined) high specification units ranging from 4,585 sq ft to 9,246 sq ft (combined).

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

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

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

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A detailed specification is available upon request.



Core 7a - Schedule of Accommodation

	sq ft	sq m
Warehouse	3,261	303
Ground Floor Offices	1,400	130
Total GIA	4,661	433

(Subject to measurement)

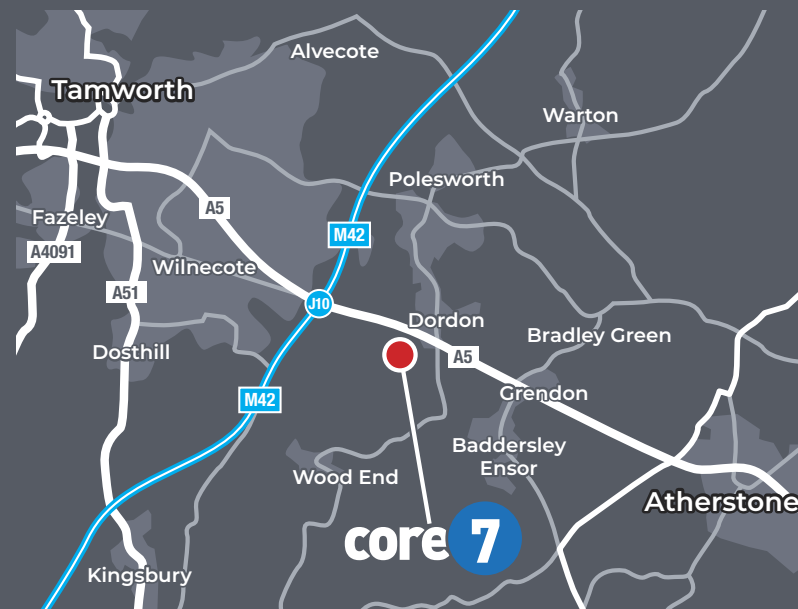
- 8 car parking spaces
- Clear Internal Height 6.65m

Core 7b - Schedule of Accommodation

	sq ft	sq m
Warehouse	4,585	426
Total GIA	4,585	426

(Subject to measurement)

- 8 car parking spaces
- Clear Internal Height 6.65m



Airports	Miles
Birmingham	14.3
East Midlands	24.4

Towns/Cities	Miles
Tamworth	1
Atherstone	3
Birmingham	15
Nottingham	36

Motorway	Miles	Motorway	Miles
J10 M42	0.5	M5 South	18
M6 Toll	7	M1 North J23a	20
M6 North J4a	8	m69 North	21
M6 South J4	9.5	M1 South J18	28

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Sat Nav: B78 1TX

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The Landlord supports the Code for Leasing Business Premises in England & Wales 2007

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