

FLEXIBLE TERMS AVAILABLE



SPITFIRE

X-DOCK

TO LET

*Prime Birmingham,
Cross-docked Last Mile
Distribution Warehouse*

*42,118 SQ FT
ON 3.44 ACRES*

40 Spitfire Road • Birmingham • B24 9PB

UNRIVALLED ACCESS



Prime, cross-docked logistics warehouse, strategically situated on the outskirts of Birmingham City Centre, close to the M6 and M42 motorways.

TO THE UK

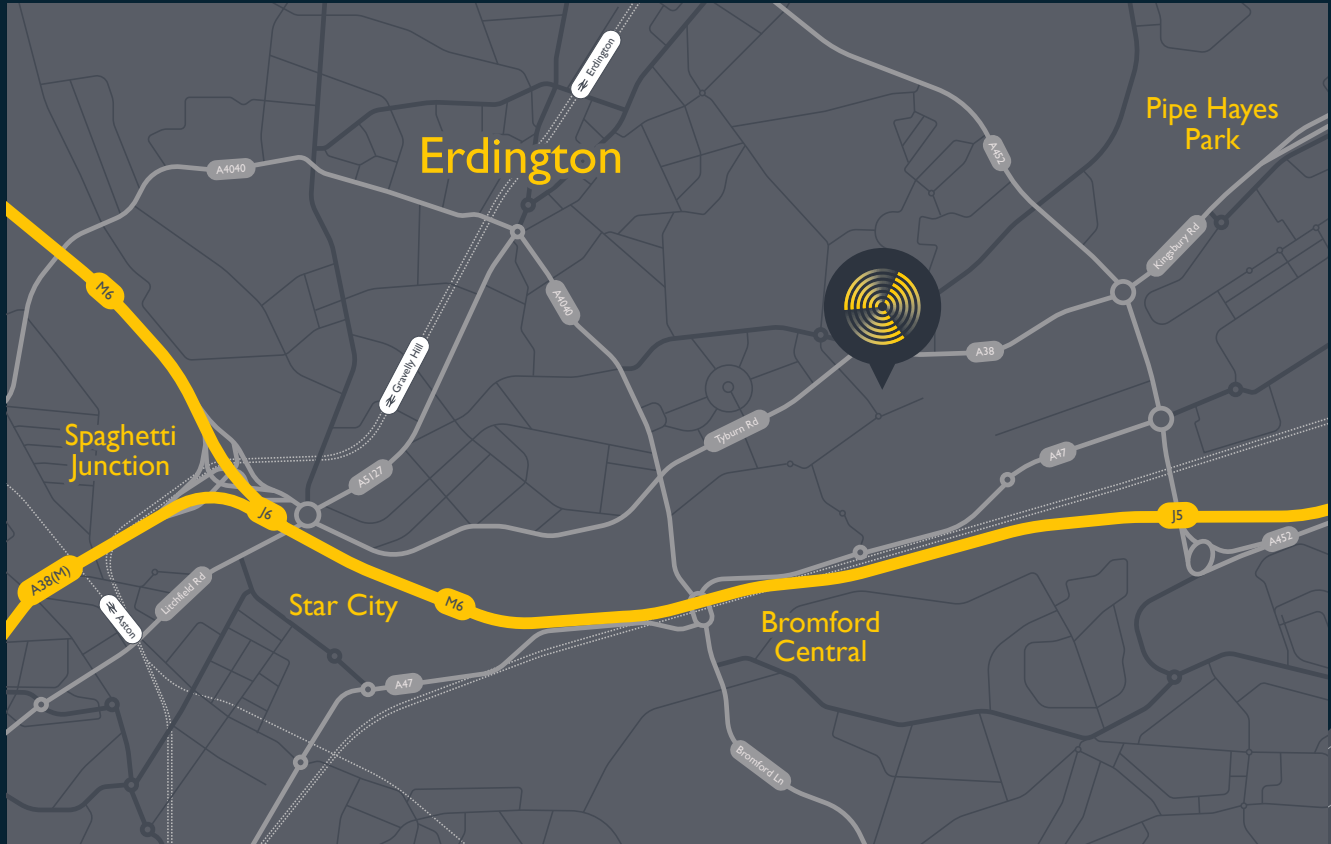
PRIME DISTRIBUTION HUB

The property is situated in Spitfire Park, within the Bromford area of Birmingham, approximately 4 miles northeast of Birmingham City Centre. Bromford is well-known for housing Jaguar Land Rover's Castle Bromwich plant and Fort Dunlop.

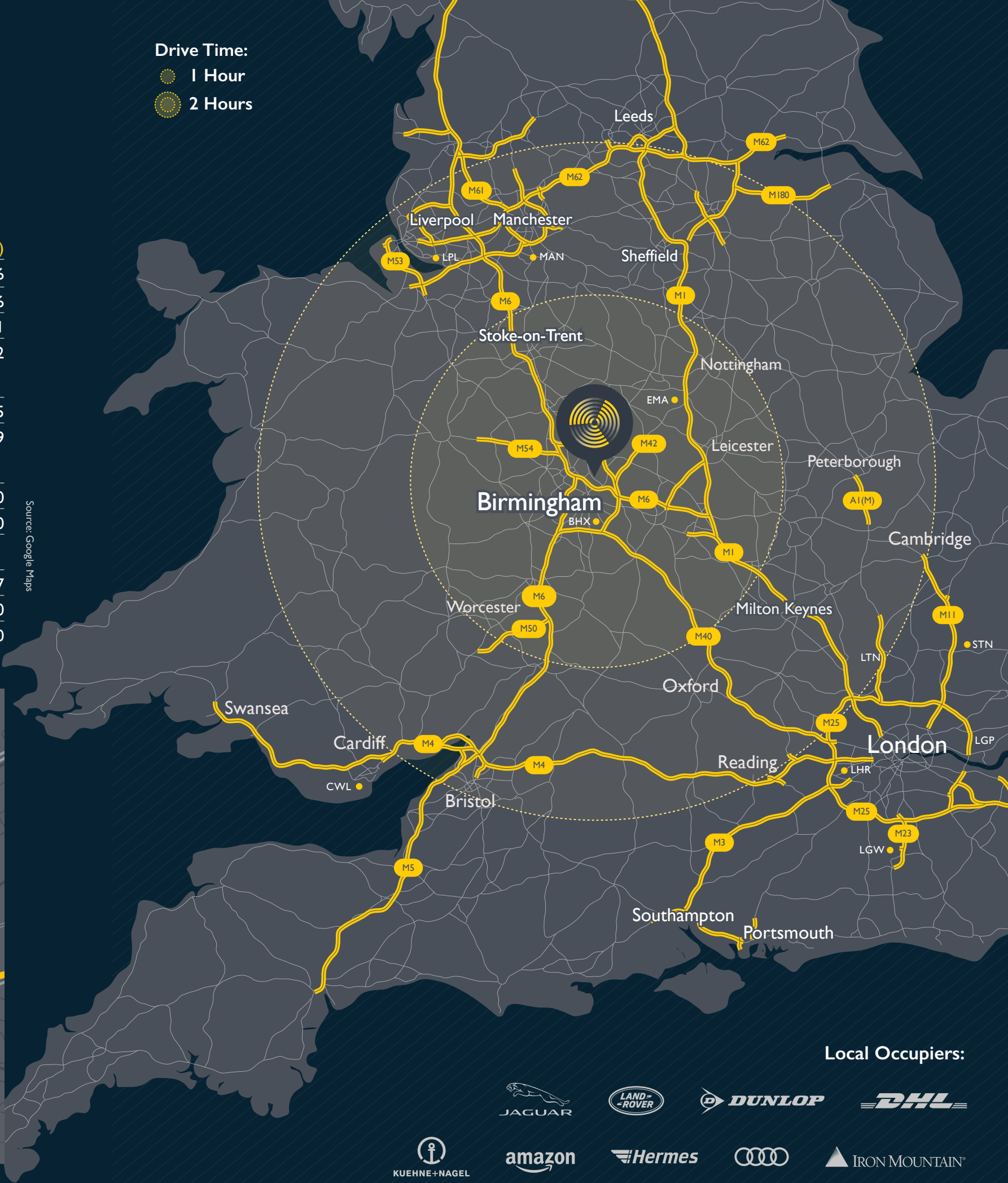
Spitfire Park benefits from excellent connectivity, being close to Junction 6 of the M6 motorway via Holly Lane and the A38, which provides direct access to Birmingham City Centre.

The property faces Spitfire Road and is in close proximity to Spitfire Industrial Estate, Holly Park Industrial Estate, Tyburn Trading Estate, and Merlin Park.

ROAD	Miles	Time (Mins)
M6 (Junction 6)	2.2	6
A38 (M)	2.2	6
M42 (Junction 9)	5.1	11
M5 (Junction 8)	8.2	12
RAIL		
Birmingham New Street	6.0	15
Birmingham International	9.3	19
SEA		
Port of Liverpool	103	120
Port of Hull	136	150
AIR		
Birmingham International	8.9	17
East Midlands	34	40
Manchester	79	80



Source: Google Maps



Local Occupiers:



IN GOOD COMPANY



BIRMINGHAM CITY CENTRE
5 MILES / 10 MINS



SPITFIRE
PARK



THE FORT
SHOPPING
CENTRE



KUEHNE+NAGEL



HASTINGWOOD
INDUSTRIAL
ESTATE



M6

PURPOSE BUILT FOR LOGISTICS

A purpose-built, cross-docked industrial warehouse facility situated adjacent to the A38. The unit features 46 dock-level doors spanning two yards and a low site coverage of 28%.



Size
41,423 Sq Ft



Area
3.44 acres



Site Cover
29%



Dock Level
46 doors



Level Access
1 door



Yard Depths
42m / 30m



Car Parking
50 spaces



Eaves Height
5.5m



Warehouse
Lighting



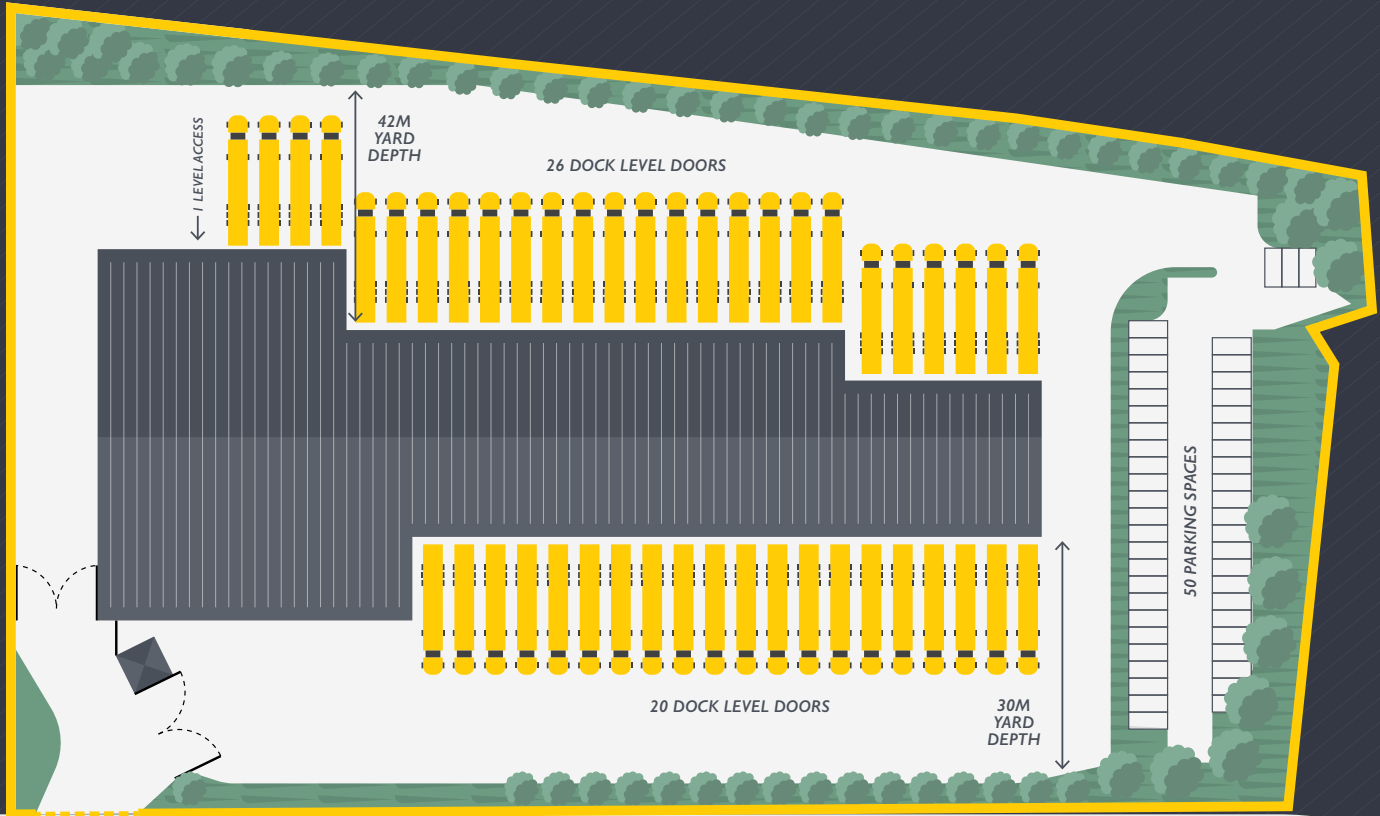
Gatehouse &
Secure Yard

SCHEDULE OF AREAS

	SQ FT GIA	SQ M GIA
Warehouse	32,008	2,973.6
Office	8,462	786.1
TOTAL	40,470	3,759.7
Canopy	1,648	153.1

INDICATIVE SITE PLAN

NORTH



SPITFIRE ROAD



SPITFIRE

X-DOCK

**harris
lamb**

Matthew Tilt

E: matthew.tilt@harrislamb.com

P: 07834 626 172

Neil Slade

E: neil.slade@harrislamb.com

P: 07766 470 384



Steven Jagers

E: steven.jagers@jll.com

P: 07837 995 259

Chris Clark

E: chris.clark@eu.jll.com

P: 07739 180 060

[///agenda.ships.figure](http://agenda.ships.figure)