

# REDDITCH GATEWAY

Built for tomorrow,  
ready today.

**TWO BRAND NEW  
INDUSTRIAL / LOGISTICS FACILITIES**  
**UNIT 1 – 289,472 SQ FT**  
**UNIT 2 – 162,409 SQ FT**

REDDITCHGATEWAY.COM

B98 0QX

///BRICKS.REALLY.GREW



# Built to *transform* business operations

## INTRODUCTION

Redditch Gateway is an exciting logistics and manufacturing development, providing up to 451,621 sq ft across **two** best-in-class units of 162,409 sq ft and 289,472 sq ft.

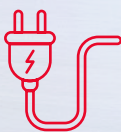
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## FEATURES OF **BOTH** UNITS INCLUDE:



**Large, secure yards**

50m secure service yard areas



**Power**

Up to 10 MVA power available



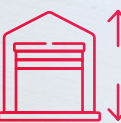
**Floor loading**

Capacity 50kn/m2



**EV chargers**

Designated EV charging



**High eaves**

15m clear height



**Office accommodation**

Quality, comfortable office spaces

“A very warm welcome to Redditch Gateway from Blackbrook Capital & our agent partners.”

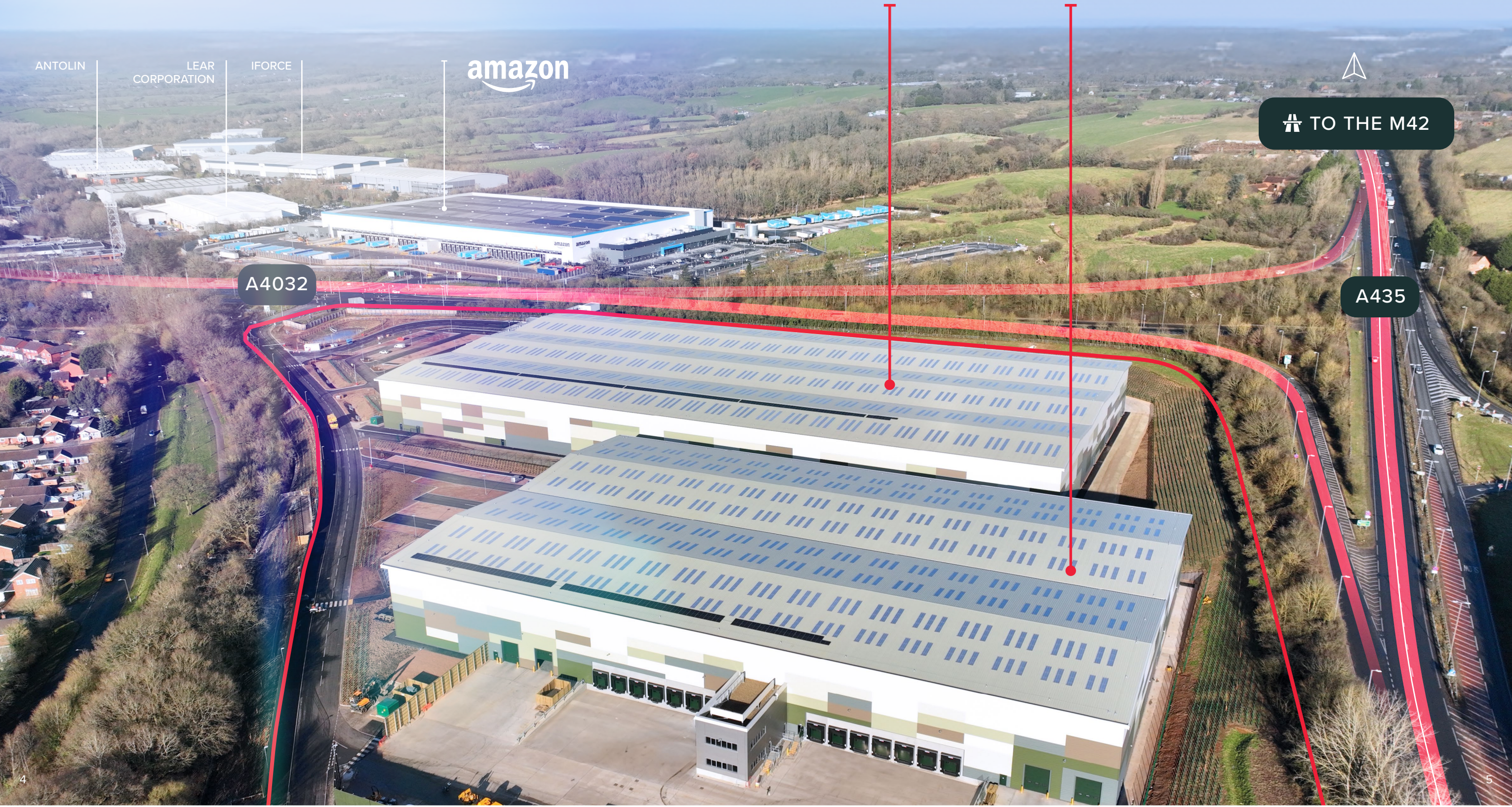


# Positioned in a gateway for growth

REDDITCH GATEWAY

UNIT 1 289,472 SQ FT    UNIT 2 162,409 SQ FT

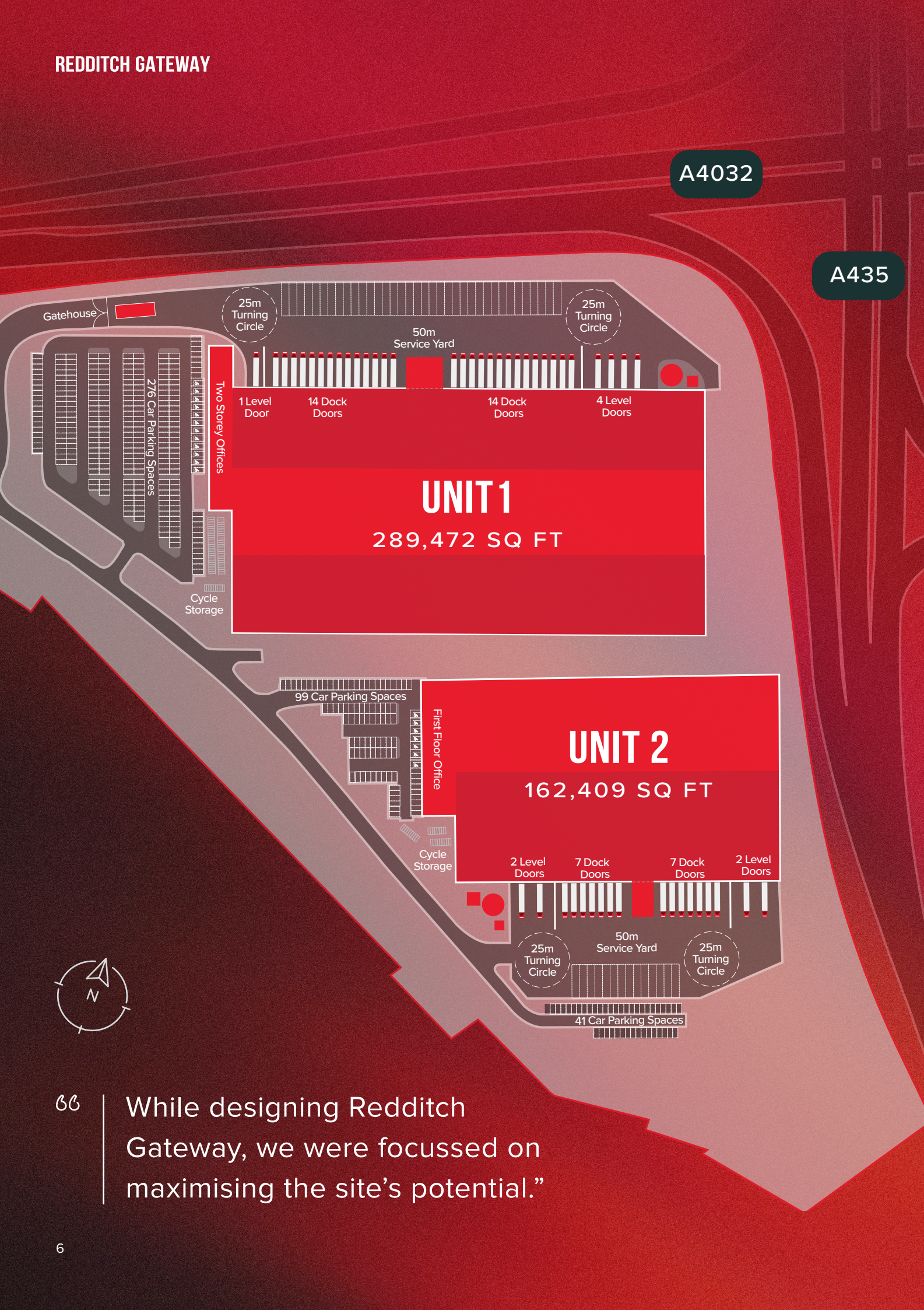
Location is everything  
The estate is strategically located only 4.5 miles from Junction 3 of the M42. Local occupiers include; Amazon, iForce, and Antolin.



amazon

TO THE M42





66 While designing Redditch Gateway, we were focussed on maximising the site’s potential.”

# Future-proofed specification



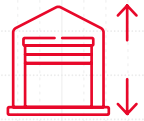
**Dock level doors**

unit 1 - 28  
unit 2 - 14



**Level access doors**

unit 1 - 5  
unit 2 - 4



**High eaves**

15m clear height



**Large, secure yards**

50m secure service yard areas



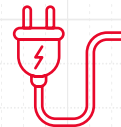
**Car parking spaces**

unit 1 - 276  
unit 2 - 140



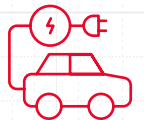
**Certification**

EPC A, BREEAM Excellent



**Up to 10 mVa power**

Unit 1 - 1.75 mVa  
Unit 2 - 1.25 mVa



**EV charging spaces**

unit 1 - 28  
unit 2 - 14



**Floor loading**

Capacity 50kn/m2

## UNIT 1

|                             | SQ FT          | SQ M          |
|-----------------------------|----------------|---------------|
| Warehouse (incl. Reception) | 267,027        | 24,808        |
| First floor offices         | 8,121          | 754           |
| Second floor offices        | 8,138          | 756           |
| Ancillary areas/plant       | 459            | 43            |
| Hub offices                 | 5,468          | 508           |
| Gatehouse                   | 259            | 24            |
| <b>TOTAL (GIA)</b>          | <b>289,472</b> | <b>26,893</b> |

## UNIT 2

|                             | SQ FT          | SQ M          |
|-----------------------------|----------------|---------------|
| Warehouse (incl. Reception) | 151,164        | 14,044        |
| First floor offices         | 7,709          | 716           |
| Ancillary areas / plant     | 488            | 45            |
| Hub offices                 | 3,048          | 283           |
| <b>TOTAL (GIA)</b>          | <b>162,409</b> | <b>15,088</b> |



# A highly sustainable development

Redditch Gateway has been constructed to the highest levels of sustainability. An industry leading environmental specification designed to lower the site's impact while also generating significant energy savings for occupiers.



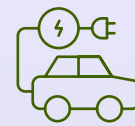
**Certification**  
EPC A, BREEAM Excellent



**Solar**  
PV rooftop solar panel



**Insulation**  
Efficient thermal envelope design



**EV chargers**  
Designated EV charging



**Bicycle parking**  
Ample cycle parking



**Wellbeing**  
Employee gym area



**Rooflights**  
15% warehouse coverage



**Efficient heating**  
With air source heat pumps



**Landscaping**  
Extensive planting around the site



**Net Zero**  
Zero carbon construction



**Recycled build**  
Wide use of recycled material



**LED Lighting**  
Efficient, smart controlled lighting

“ We achieved a net zero carbon construction by carefully designing every aspect of the development to be as sustainable as possible







# A skilled and robust local workforce pool



**Working population**

The West Midlands region has a working-age population of 1,842,600, representing a substantial portion of the area’s total demographic.

**Employment sectors**

42% of individuals employed in the vicinity of the site work in sectors closely related to transport, manufacture, and storage industries.



**Rising skills**

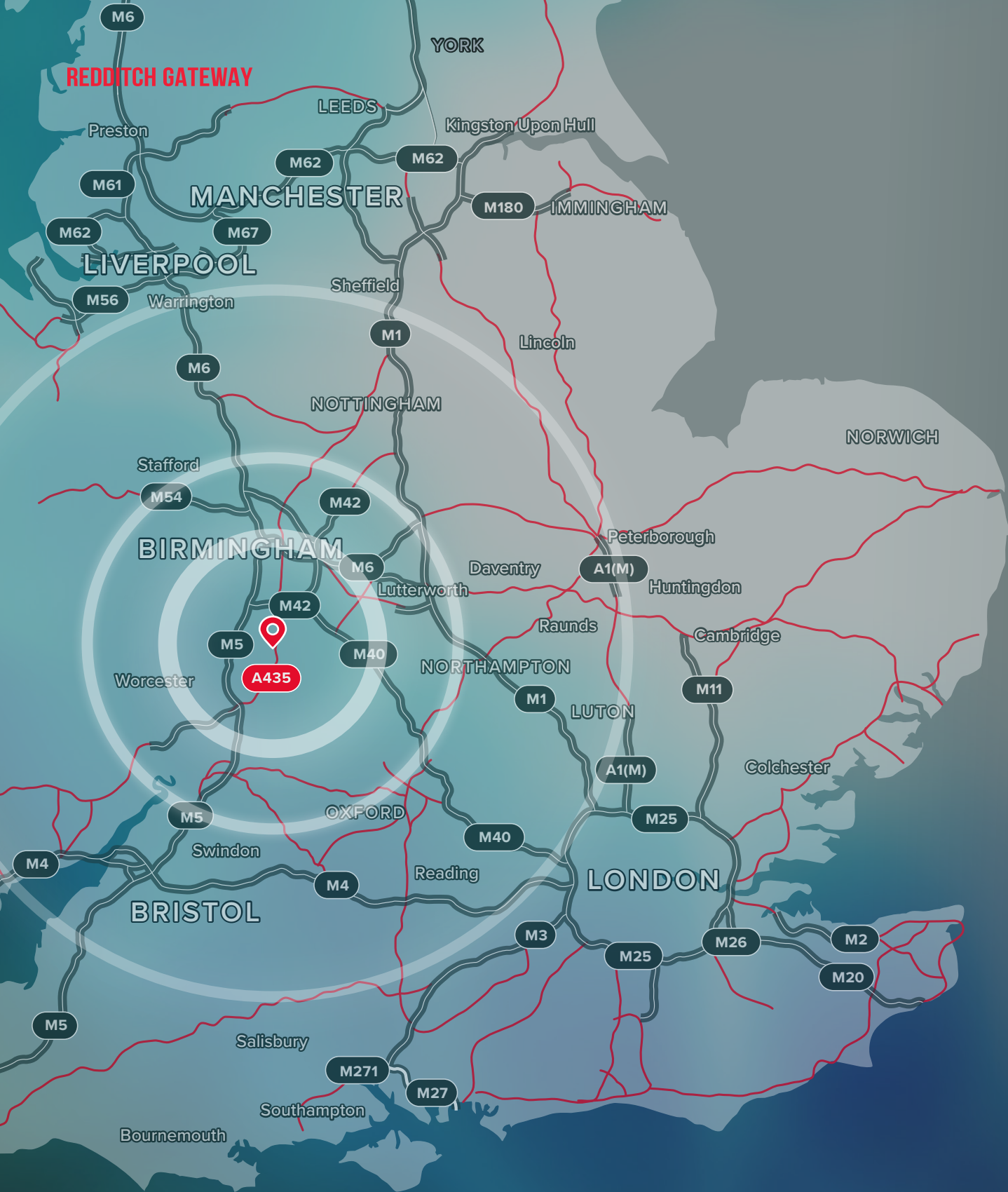
Skill levels in redditch are rising as a result of the North Worcestershire Employment and Skills Board (ESB).

**Lower pay rates**

Hourly pay 18% Lower than West Midlands and the UK average. Redditch £11.80, West Midlands £13.24, UK average £14.35.

“Analysis of the labour pool of the local area reveals a highly motivated and skilled workforce.”





|                     |           |
|---------------------|-----------|
| Junction 3 M42      | 4.5 Miles |
| Junction 2 M42      | 6 Miles   |
| Junction 3A M42/M40 | 8 Miles   |
| Junction 4A M5      | 11 Miles  |
| Junction 4 M6       | 20 Miles  |



|               |           |
|---------------|-----------|
| Birmingham    | 18 Miles  |
| East Midlands | 52 Miles  |
| Heathrow      | 102 Miles |



|                |           |
|----------------|-----------|
| Birmingham     | 16 Miles  |
| Central London | 114 Miles |

## LOCATION

A very well  
connected location



Redditch Gateway South, Coventry Highway, B98 0QX

///Bricks.Really.Grew

Redditch Gateway's location and accessibility are second to none. It is located within close proximity to three major motorways with Junction 3 of the M42 4.5 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, resulting in the smooth movement of goods and vehicles.



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