

## Table of Contents

---

Site 51 - G Park Ashby -March2024 .....	4
Site 52 - Infinity-Park-brochure-Feb-24 .....	5
Site 53 - WORCESTER-SIX-OVERVIEW-BROCHURE .....	17
Site 54 - 41022_IMProperties_Peddimore_VisionBro_Ph2_v6 .....	25
Site 54 a -41779_IMProperties_Peddimore_VisionBro_D&B_v7 .....	38
Site 54 b - 42932_IMProperties_Peddimore_400kBrochure_Design_v5[92][77] .....	44
Site 54 c Aerial Pic .....	51
Site 55 - WestMidlandsInterchange_Phase1_Brochure .....	52
Site 56 - slpn-summary-brochure .....	62
Site 57 - DIRFT 4 Expansion West Northamptonshire Strategic Plan - Spatial Options Consultation .....	65
1 Structure Bookmarks .....	65
1.1 Figure .....	65
1.2 West NorthamptonshireStrategic Plan .....	65
1.2.1 West NorthamptonshireStrategic Plan .....	65

1.2.2 Spatial Options Consultation .....	65
1.2.2.1 Spatial Options Consultation .....	65
1.2.2.2 Figure .....	65
Site 57 - Prologis_DIRFT_IV_VisionDoc_Summary .....	68
Site 59 - Land to the south of MIRA A5 Details .....	74
Site 59 - Site info .....	79
1 South Site Expansion .....	80
Site 60 - Arden-Cross-Exec-Summary .....	81
Site 62 - Kingswood Lakeside SE1 Cannock Chase Local Plan Pre Submission Reg 19 .....	93
Site 62 Kingswood Lakeside extension .....	96
Site 63 - Dunston M6 J13 .....	97
1 M6 Junction 13 Employment Proposals .....	97
1.1 The Site .....	97
1.2 Proposals .....	97
1.2.1 Economic Benefits for South Staffordshire .....	98
Site 63 - Site Allocation SE2 Watling St extension .....	100

Site 63 Watling St extension .....	103
Site 64 - Dunston Allocatioj E30_ M6 J13 .....	104
Site 65 - I54 North Extension South Staffs publication_plan_2024 .....	105

# G-PARK ASHBY

LE65 1TH

Site up to



70,000



753,477

## Site overview

- Build-to-suit opportunities
- G-Park Ashby sits adjacent to the A42 and A511, and provides access to the M42 to the south and M1 (Junction 23A) 10 miles to the northeast
- Flexibly designed to accommodate build-to-suit logistics/warehouse opportunities of up to 70,000 sq m
- 90% of the UK can be reached within a four-hour drive

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Computer generated image



Indicative site plans

## OPTION 1 - SINGLE UNIT

### Unit 1 - Build-to-suit

#### Warehouse

62,170 SQ M (669,196 SQ FT)

#### Offices

3,508 SQ M (37,757 SQ FT)

#### Goods in

688 SQ M (7,406 SQ FT)

#### Goods out

688 SQ M (7,406 SQ FT)

#### Gatehouse

20 SQ M (215 SQ FT)

### 70,000 SQ M (753,477 SQ FT)

- ✓ Clear internal height: 18 m
- ✓ Dock doors: 137
- ✓ Level doors: 10
- ✓ HGV parking spaces: 179
- ✓ Car parking spaces: 545

## OPTION 2 - TWO UNITS

### Unit 1 - Build-to-suit

### 46,448 SQ M (499,964 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 71
- ✓ Level doors: 8
- ✓ HGV parking spaces: 52
- ✓ Car parking spaces: 434

### Unit 2 - Build-to-suit

### 22,253 SQ M (239,527 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 21
- ✓ Level doors: 2
- ✓ HGV parking spaces: 40
- ✓ Car parking spaces: 219



# INFINITY PARK DERBY

Advanced Manufacturing & Logistics

INFINITY PARK WAY, A50 (JUNCTION 3),  
DERBY, DE24 9FU

The future  
of manufacturing  
& logistics **starts here**

FOR SALE OR TO LET

DESIGN & BUILD OPPORTUNITIES

UP TO 380,000 SQ FT

[INFINITYPARKDERBY.COM](http://INFINITYPARKDERBY.COM)

THE SCHEME

THE OPPORTUNITY





# INFINITY PARK DERBY

Advanced Manufacturing & Logistics

## Welcome to Infinity Park Derby, the East Midlands' premier advanced manufacturing and logistics location.

Spanning 100 acres, the Park is located to the south of the city, next to the world headquarters of Rolls-Royce Civil Aerospace and within 15 minutes of blue chip OEMs such as Toyota, Alstom and JCB.

Offering direct access to A50 J3 and with East Midlands Airport nearby, Infinity Park Derby's central location is ideal for addressing supply chains and consumer markets across the UK and beyond.



THE SCHEME

THE OPPORTUNITY

THE INSPIRATION



## Integrating **innovation** with **industry & distribution**

At Infinity Park Derby, the world's foremost research, manufacturing and logistics companies come together to forge stronger links across the UK supply chain.

The spark of inspiration does not travel far. Co-location at Infinity Park Derby offers the opportunity to create synergies between occupiers, driving innovation across disciplines and industries.

Whatever your business, your employees will enjoy an established location with transport links and a growing host of amenities.

Infinity Park Derby is a unique collaboration between Derby City Council, the Harpur Crewe Estate, Rolls-Royce and developers IPD LLP, Wilson Bowden and Peveril Securities.



## The cutting edge of **UK industry**

Derby's highly skilled workforce, and its academic strength in engineering and technology, has enabled it to adapt to meet the needs of advanced manufacturers from across the world.



## The apex of the **golden triangle**

Centrally located within the high demand logistics hotspot of the East Midlands, Infinity Park Derby brings massive local, national and global markets to the doorstep.

## Design & build it **your way**

With 100 acres earmarked for mixed-use development, Infinity Park Derby offers design and build packages up to **380,000 sq ft.**



THE OPPORTUNITY

THE INSPIRATION

MASTERPLAN





# INFINITY PARK DERBY

Advanced Manufacturing & Logistics

Delivering at scale:  
**opportunities up to 380,000 sq ft**

**FOR SALE  
OR TO LET**



## AREA SCHEDULE

PLOT	SQ. FT
A	up to 150,000
B	up to 130,000
C	up to 380,000
D	up to 500,000
E	up to 140,000
G	up to 60,000

Occupied plots

Proposed new link road connecting Infinity Park to a dedicated junction on the A50. Works commencing 2025. Further information available from the agents



**F1**  
Derby Nuclear Skills Academy

**F2**  
Innovation Hub  
R&D uses & grow-on space

**Under Construction D2**

MOOR & PLANTATION



Masterplan is indicative and subject to change.

INDICATIVE LAYOUT PLAN



THE INSPIRATION

MASTERPLAN

MANUFACTURING







## INFINITY PARK DERBY

Advanced Manufacturing



FOR SALE OR TO LET

Design & build opportunities  
**up to 380,000 sq ft**

Manufacturing makes it at  
**Infinity Park Derby**

[infinityparkderby.com/advanced-manufacturing](https://infinityparkderby.com/advanced-manufacturing)



MASTERPLAN

MANUFACTURING

MANUFACTURING INFO



## Nuclear Skills Academy

The Derby Nuclear Skills Academy is a 45,000 sq ft skills and innovation centre created as a joint venture between Rolls-Royce, the University of Derby, NAMRC and Derby City Council.

Derby Nuclear Skills Academy provides flexible workspace for training the next generation of nuclear technicians, with over 200 enrolled at any one time.

The building boasts high specification offices and workshop units. It also includes a multi-purpose 'heart space' ideal for holding conferences and events.

The Academy boasts leading edge technology, including facilities for the rapid prototyping of a range of products and services, high end virtual reality, 3D printing and surface microscope equipment.

Formerly known as iHub, the Derby Nuclear Skills Academy is yet another sign of the vibrant and growing skills economy clustered around Infinity Park.

## At the apex of industry: Oregon Timber Frame

Practical completion has been reached on a new £45m, 186,000 sq ft state-of-the-art production facility at Infinity Park Derby for Oregon Timber Frame.

Oregon, one of the country's largest timber frame manufacturers, is owned by Barratt Homes, and will support the homebuilder's commitment to become carbon neutral in its operations by 2030.

The energy efficiency build includes solar PV, air source heat pumps and LED lighting, plus 10% of the car parking spaces benefit from EV charging points.



Nick Richardson, MD at Wilson Bowden Developments, said: "The close proximity of a highly skilled labour force and Infinity Park's location at the apex to the Golden Triangle, means it is a perfect location for Oregon."

## Nuclear AMRC Midlands

Construction of the UK's latest Nuclear Advanced Manufacturing Research Centre (NAMRC) has reached practical completion at Infinity Park Derby. The 46,728 sq ft facility will link industrial supply chains with cutting edge research in zero carbon energy technologies, and is part of the UK High Value Manufacturing Catapult. Backed by HM Government, Derby City Council and the University of Derby, and delivered by the park's development partnership, the NAMRC facility further establishes Infinity Park Derby as a major national centre for industry and innovation.



## The platform for enterprising occupiers

Infinity Park Derby has Enterprise Zone status, providing benefits for occupiers, including potential:

- Enhanced capital allowances
- Assistance with local recruitment

Additional benefits include assistance with familiarisation visits for staff, access to grants via the Derby City Council Economic Growth Team and incubation, training and consultancy support from Enscite.

Infinity Park Derby also enjoys access to programmes such as the Ascend Programme, together with support from Derby City Council and D2N2 (Local Enterprise Partnership).



**MAJOR GLOBAL  
MANUFACTURERS  
WITHIN 20 MINUTES  
DRIVE OF INFINITY  
PARK INCLUDE:**



MANUFACTURING

MANUFACTURING INFO

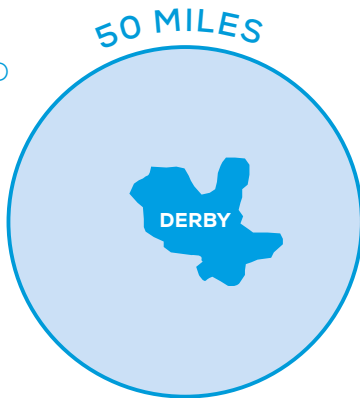
MANUFACTURING  
DEMOGRAPHICS



## Advanced research, practical applications

Derby continues to leverage its position as one of the UK's cutting edge industrial cities. An enviable roster of blue chip industrial companies, allied to a strong regional knowledge economy, means that Infinity Park Derby is ideally placed to create value throughout every link of the supply chain.

**41,435**  
ENGINEERING AND  
TECHNOLOGY  
STUDENTS  
WITHIN 50 MILES  
OF DERBY



## AVAILABLE WORKFORCE INCLUDES **43,000 QUALIFIED ENGINEERS**

Derby has been at the forefront of industrial innovation for over 300 years and is recognised as one of the most innovative cities in the UK (based on patent applications published). Today 11.8% of its workforce is employed in high tech roles – four times the national average. A further 24.1% of its highly skilled and diverse workforce is employed in professional services. No wonder the city produces the sixth highest value of goods and services per head in England.

## REGIONAL STUDENT POPULATION INCLUDES **41,000 ENGINEERING & TECH STUDENTS**

Derby has 17 universities within little over an hour's drive of the city. Both the University of Derby and Derby College have established track records of working in partnership with local employers to help develop their future workforce through apprenticeships, employer-designed programmes, and workforce development schemes.

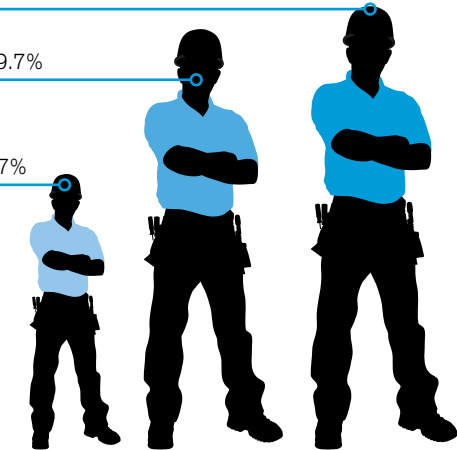
## SKILLED TRADE OCCUPATIONS

**DERBYSHIRE 11%**

EAST MIDLANDS 9.7%

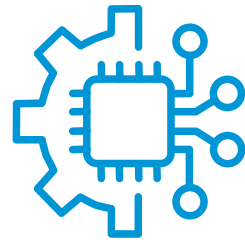
GREAT BRITAIN 8.7%

Source: NOMIS



**OVER  
45  
THOUSAND  
PEOPLE EMPLOYED  
IN ENGINEERING AND  
MANUFACTURING IN DERBY**

**HIGH TECH ROLES  
DERBY 11.8%**



UK 3%



**14,180 UNDERGRADUATES  
BASED IN DERBY**

AWARDED **4th** MOST  
INVENTIVE CITY IN THE UK

**OXFORD**  
**CAMBRIDGE**  
**COVENTRY**  
**DERBY**



MANUFACTURING INFO

MANUFACTURING  
DEMOGRAPHICS

LOGISTICS





## INFINITY PARK DERBY

Logistics



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Design & build opportunities  
**up to 380,000 sq ft**

Logistics moves fast at  
**Infinity Park Derby**

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DEMOGRAPHICS

LOGISTICS

DRIVE TIMES



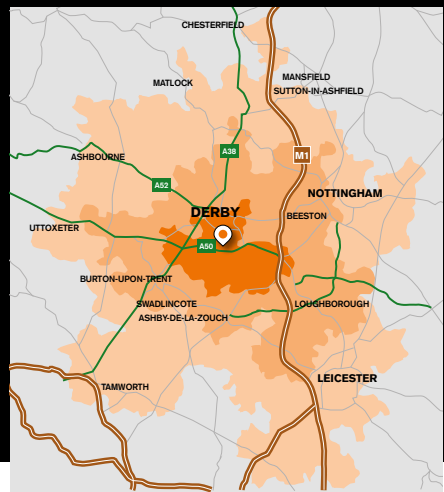
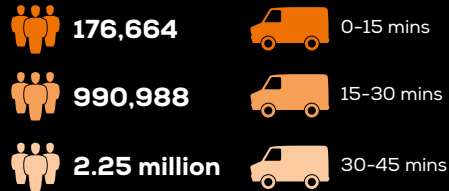
# Make smart connections at Infinity Park Derby

Infinity Park Derby is ideally positioned to address massive consumer and industrial markets across the region, the UK and the world.

Located at the heart of the UK motorway network, Infinity Park Derby offers direct access to J3 of the A50, the vital east-west route crossing the Midlands. Capping each end of the A50, the M1 and M6 provide north-south links, bringing London, Bristol, Liverpool and York within 3 hour's journey by HGV.

2.25 million consumers live within 45 minutes by van, while well over 40 million are addressable within a 4 hour HGV drive, making Infinity Park Derby well placed for last mile, regional and national distribution operations. And with East Midlands Airport only 20 minutes away and all the UK's major deep sea ports within a single 4.5 hour HGV journey, Infinity Park Derby is ideally situated for global exports.

## LOCATED FOR THE LAST MILE



## HGV DRIVE TIMES: CITIES

Nottingham	31 mins	21 miles
Leicester	50 mins	33 miles
Birmingham	1 hr 6 mins	44 miles
Sheffield	1 hr 21 mins	54 miles
Leeds	2 hrs 4 mins	83 miles
Manchester	2 hrs 3 mins	83 miles
London (M25)	2 hrs 45 mins	110 miles

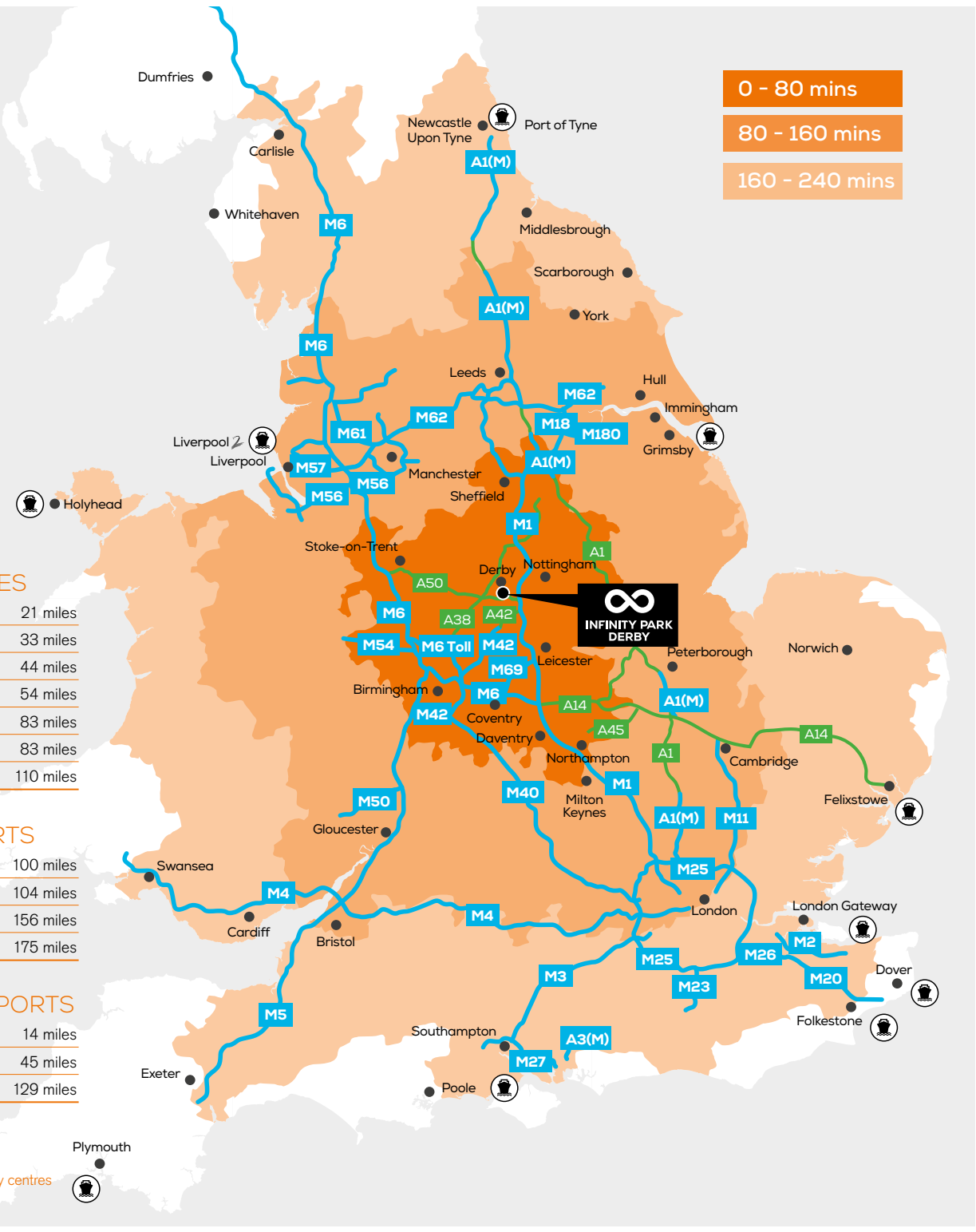
## HGV DRIVE TIMES: PORTS

Liverpool	2 hrs 31 mins	100 miles
Immingham	2 hrs 35 mins	104 miles
London Gateway	3 hrs 53 mins	156 miles
Felixstowe	4 hrs 22 mins	175 miles

## HGV DRIVE TIMES: AIRPORTS

East Midlands Airport	20 mins	14 miles
Birmingham Airport	1 hr 7 mins	45 miles
London Heathrow	3 hrs 13 mins	129 miles

Distances are calculated to city limits not city centres  
Source: lorryroute.com



LOGISTICS

DRIVE TIMES

LOGISTICS  
DEMOGRAPHICS





## Skilled & competitive labour

Competitively priced by UK standards, the East Midlands also offers a large workforce with skills geared towards logistics.

# 50,000

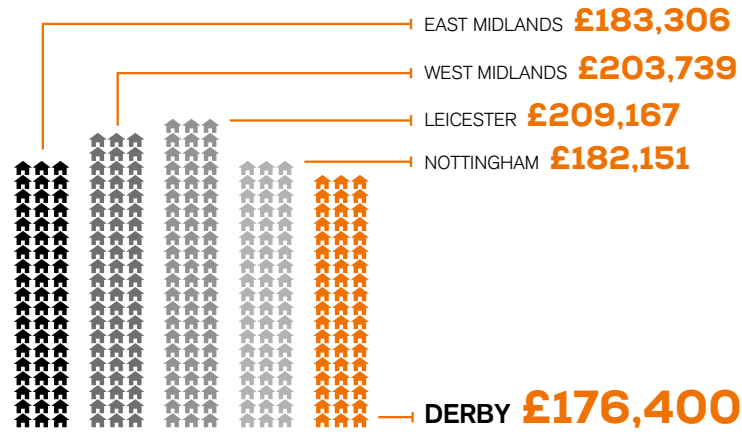
PEOPLE EMPLOYED IN LOGISTICS IN D2N2 AREA

The transport and logistics sector is a significant employer in D2N2 with over 28,000 employees, so there is a lot of suitable experience in the current labour pool.

Source: Nomisweb

## LABOUR AVAILABILITY

House prices are a crucial indicator of labour availability as they determine whether typical incomes for logistics jobs will support workers living locally.



AVERAGE SEMI-DETACHED HOUSE PRICES Source: Rightmove

## AFFORDABLE LIVING ACCOMMODATION RATES

The table below shows the average rental value in the East Midlands compared to the West Midlands and the UK average.

	East Midlands	West Midlands	UK Average
May 22	£761	£819	£1,103
April 23	£824	£886	£1,199
May 23	£830	£898	£1,213

Source: homelet.co.uk



## Gross weekly pay for full-time workers

EAST MIDLANDS **£594.10**  
 WEST MIDLANDS **£617.50**  
 UK **£640.00**

Earnings by place of work. Source: NOMIS 2022

# 1,040,800

ECONOMICALLY ACTIVE PEOPLE IN D2N2 AREA

Source: Derbyshire Observatory



DRIVE TIMES

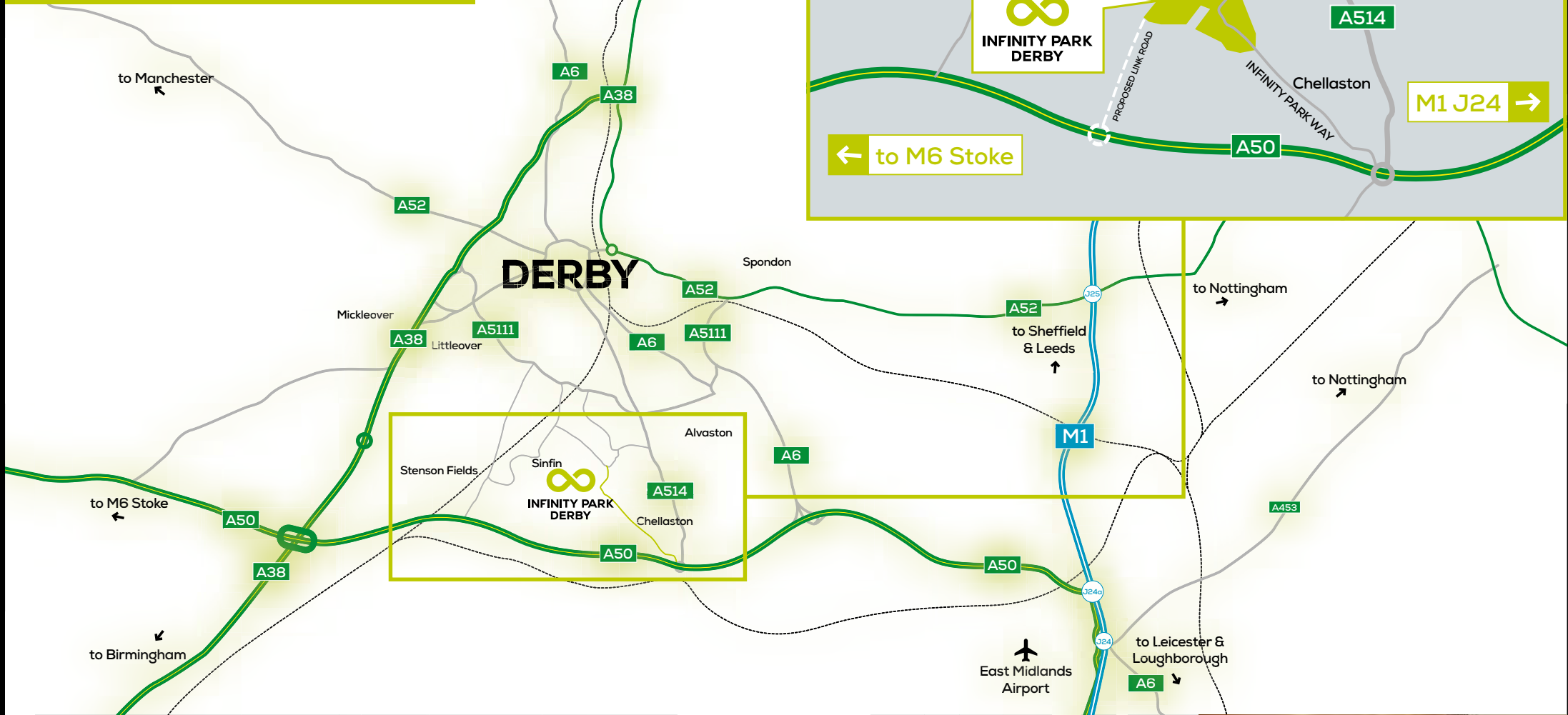
LOGISTICS DEMOGRAPHICS

LOCATION



# LOCATION DE24 9FU

what3words /// neon.couch.occupy



## LINKED UP LOCATION

Planning consent and funding is in place for a new link road directly connecting the site to a dedicated junction on the A50, to be delivered commencing 2025.

- The M1 is a 10 minute drive from Infinity Park (J24)
- East Midlands Airport is 20 minutes away, serving over 80 direct destinations
- 38 direct daily train services between Derby and London St Pancras



LOGISTICS  
DEMOGRAPHICS

LOCATION

CONTACT





# INFINITY PARK DERBY

Advanced Manufacturing & Logistics

[INFINITYPARKDERBY.COM](http://INFINITYPARKDERBY.COM)

To discuss your design and build needs further, contact the joint agents:



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LOCATION

CONTACT





WORCESTER  
SIX

JUNCTION 6 - M5  
WR4 0AD

TO LET / FOR SALE

OFFICES / INDUSTRIAL / TECHNOLOGY

10,000 - 500,000 SQ FT

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A development by

**STOFORD**

---

# AN UNRIVALLED OPPORTUNITY

## Overview

Worcester Six provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world-class location. When complete, Worcester Six will provide over 2 million sq ft of employment floor space in a unique business environment and now benefits from over 850,000 sq ft having been delivered or committed across the scheme.

The quality of life in Worcestershire makes relocation very attractive with a rich historical and natural heritage, world-class sporting and cultural attractions and top performing schools.



WORCESTER  
SIX

# STRATEGICALLY PLACED

SAT NAV  
WR4 OAD

- Spire Healthcare
- Alliance Flooring Distribution Ltd.
- IONOS
- SIERRA CP ENGINEERING
- SIEMENS SMART SERVICE
- KOHLER mira
- Materials Solutions
- Zwick / Roell
- STOP:START STORAGE LOGISTICS DELIVERY
- KIMAL Delivering healthcare innovation

JCT 7 & BRISTOL (SOUTH)

BIRMINGHAM (NORTH)

M5, JCT 6

Drive Times	miles	mins
M42 (Junction 1)	11	13
M40 (Junction 16)	24	23
M6 (Junction 8)	30	37
Birmingham	25	35
Bristol	63	63
London	128	157
Birmingham Int. Airport	32	38
Jaguar Land Rover (Solihull)	31	43



# SPECIFICATION

Build to suit units are available, tailored to your business needs, in a secure, managed and landscaped setting.

Outline planning consent has been granted for over 2 million sq ft of employment accommodation.

Detailed planning consent has been granted for a 37,975 sq ft standalone office building providing a flagship opportunity at the entrance to the scheme.

Phase 1A and 1B access roads are now complete, with two secure entrances in to the development.


Indicative building sizes are shown in green on the masterplan accommodation schedule, with bespoke development available on either a leasehold or freehold basis to suit.




SECURE CAMPUS




LARGE POWER CAPACITY



EPC A RATING



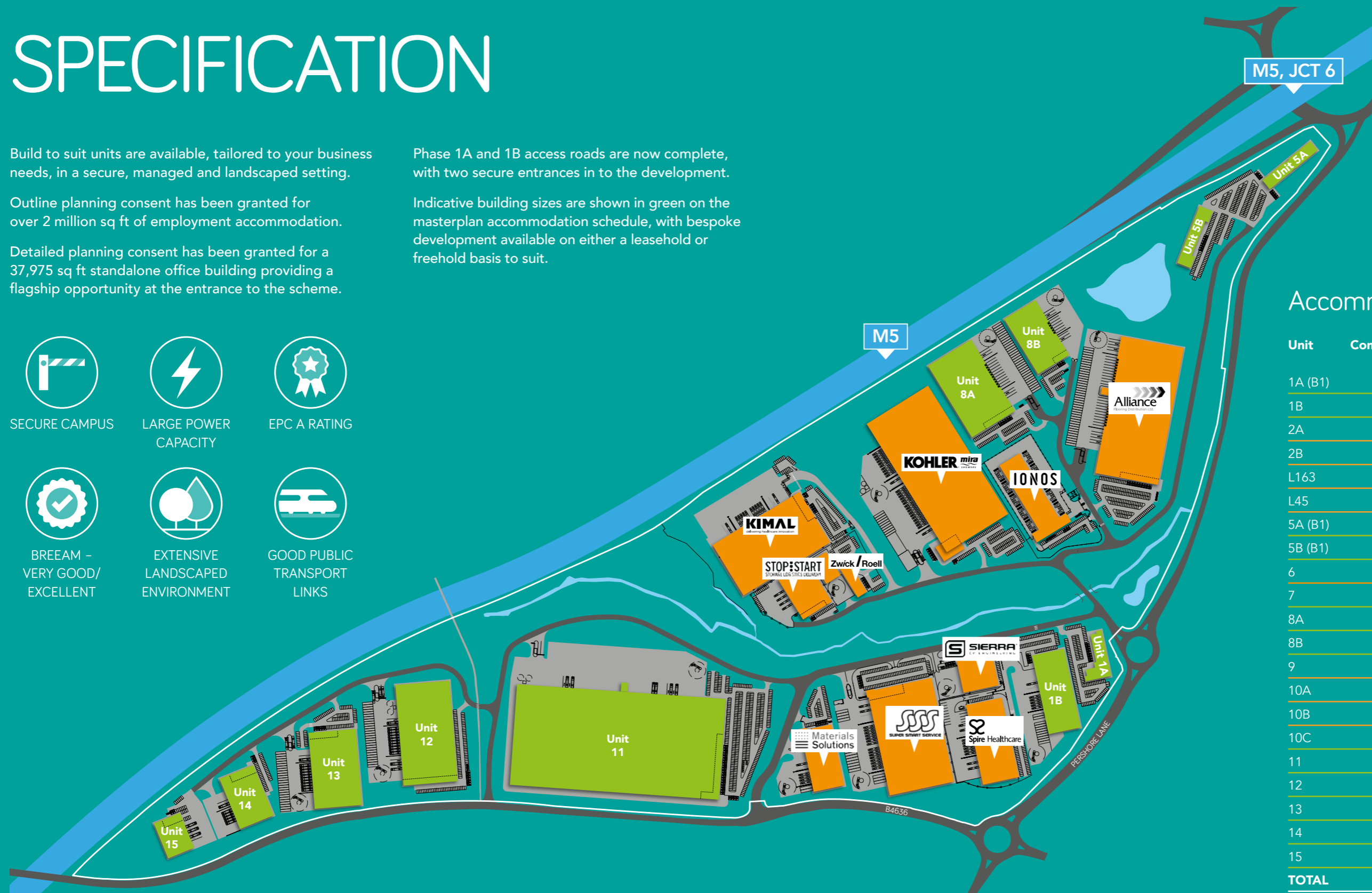
BREEAM – VERY GOOD/ EXCELLENT



EXTENSIVE LANDSCAPED ENVIRONMENT



GOOD PUBLIC TRANSPORT LINKS



COMPLETED BUILDINGS

INDICATIVE FUTURE DEVELOPMENT

## Accommodation

Unit	Commercial (sq ft)	Office (sq ft)	Total (sq ft)
1A (B1)	-	37,975	37,975
1B	56,400	-	56,400
2A		Sierra CP Engineering	
2B		Spire Healthcare	
L163		Super Smart Service	
L45		Materials Solutions	
5A (B1)	-	40,000	40,000
5B (B1)	-	40,000	40,000
6		IONOS	
7		Alliance Flooring Distribution Ltd	
8A	92,582	4,873	97,455
8B	50,797	2,674	53,470
9		Kohler Mira	
10A		Kimal	
10B		ZwickRoell	
10C		Stop Start	
11	477,050	24,871	504,721
12	121,890	7,535	129,425
13	79,800	4,200	84,000
14	42,950	4,770	47,720
15	22,550	2,765	25,315
<b>TOTAL</b>			<b>2,135,934</b>



# THE CAPITAL OF CONNECTIVITY

“We are most excited to be completing our wonderful new headquarters at Worcester Six. This 140,000 sq ft unit is actually our seventh logistics site in Worcestershire having outgrown the previous six over the last 28 years and is a testament to the continued success of the Kimal team.”

Alan Press, Chairman of Kimal



Located at the heart of England, rich in history, culturally diverse, industrially and economically robust, with a well qualified workforce and an excellent transport infrastructure, Worcestershire is an excellent location for business.

Worcester has become a hub for both expanding and aspiring businesses looking to take advantage of the area's excellent transport connections and skilled labour force. Worcester is well served by the M5, M42 and M50 motorways which provide great access to the region's key business centres and beyond. Businesses

in Worcester are equally well-served by excellent rail connections, with regular services to Birmingham, London Paddington, Bristol and Cardiff. The recent opening of Worcestershire Parkway, located 4.4 miles from Worcester Six provides access to London in under 2 hours. International visitors benefit from excellent links to Birmingham International Airport.

With particular strengths in advanced manufacturing, agri-tech and IT – including a burgeoning cyber security specialism – the County attracts both internationally recognised businesses, such as

Komatsu, Yamazaki Mazak, Bosch, GKN, Halfords, Vax, Brinton's Carpets and Morgan Motors, together with a vibrant and ever-growing base of smaller entrepreneurial and start-up companies. It is also rapidly establishing itself as the ideal location for corporate headquarters.

Yet the jewel in Worcestershire's crown has to be the quality of life the County can offer. With stunning scenery, rich heritage, top class sporting and cultural attractions, Worcestershire has it all.



1 In 9 employees work within the manufacturing sector



1 In 5 employees are classed as professionals



Proportionately more residents have nvq level 4+ qualifications



£30m investment in transport over the last two years, with £60m more committed



House prices and affordability are below the national average (excluding Wychavon)



84% of schools within 10 miles rated as 'good' or 'outstanding'



Wages are more competitive and 9% below the national average



26% of the county's professionals are in science research, technology and engineering

# ECOLOGY & SUSTAINABILITY

## Green Infrastructure

Worcester 6 has been identified as an exemplar for outstanding performance, not just economically but also environmentally.

The site has excellent environmental credentials, with a central 'green spine' of ancient woodland and traditional floodplain meadows, and successful engagement with local experts throughout the masterplanning process has led to a cohesive and long-term Green Infrastructure Concept Plan. This includes:



40% Green Infrastructure apportionment (16.57 hectares).



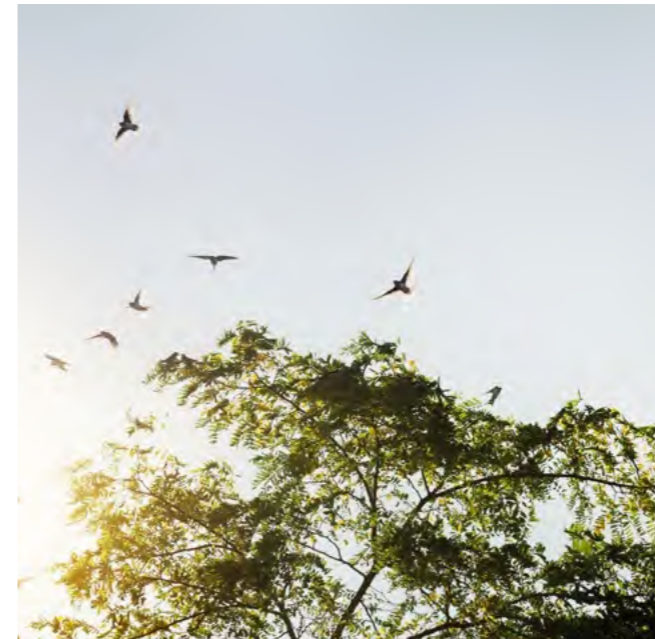
3 hectares of new woodland and shrub planting.



527m species of poor hedgerow removed, replaced with new, species-rich hedgerow.



1.4 hectare marshy grassland to be created alongside the stream and flood alleviation pond.



## Wet Grassland/Wildflower Meadows

With wet grassland and wildflower meadows in rapid decline, Worcester 6 is committed to tackling this issue.



A central 'green spine', including 5000m<sup>2</sup> of wildflower seeding and native bulb planting.



Full protection and ongoing long-term management of 0.8 hectares of wet grassland meadows.

## Woodland

There are two parcels of ancient woodland within the Worcester 6 site, which form a key part of the site's 'green spine'.



100% retention of two ancient woodland and species rich hedgerows.



Planting of more than 250 new standard trees and 3000m of new hedgerow to help re-link these two ancient woodland sites.

## Veteran Trees

Veteran trees are a rare and highly valuable biodiversity resource and an important part of our Green Infrastructure.



Important nesting and roosting sites for bats and birds, as well as up to 280 different species of insects.



Any veteran trees that couldn't remain in situ have been moved elsewhere within the site's 'green spine'.

## Swifts

The swift is a summer visitor, arriving back in the UK to the same nest every year.



Two wildlife structures on site, including one designed specifically for swifts.



Commitment to establishing a swift population for future generations to enjoy their iconic summer calls.

# ABOUT THE DEVELOPER

We are proud to have been trusted to develop for some of the UK's largest financial institutions and occupiers such as Standard Life, Axa, LaSalle, BlackRock, GE, Severn Trent Water, Npower, Admiral Insurance, Tesco and The Co-operative, together with Government Departments such as HMRC, DSA, DEFRA and The Home Office.

Stoford is a privately owned company with all the shareholders fully employed by the business. Our in depth understanding and experience of business processes, labour catchment, staff welfare, accessibility, prestige and profile have enabled us to remain highly competitive.



What if we told you we are committed to lowering our carbon footprint by 5% each year

## Our commitment as a sustainable business

Our approach to sustainability is to understand the needs of a particular project, the context it sits within and then to procure sustainable solutions by working hand in hand with our occupiers, landowners and investors.

We offer tailored solutions to satisfy all types of development and business requirements, and for any type of business. Whether that be PV panels to help produce onsite energy solutions, or developing a building that promotes sustainable transport means for your employees. At Stoford we don't just offer options as an afterthought, it is embedded in all our correspondence from the beginning of all our relationships. As an open book business, we believe that what sets us apart from most other commercial property development companies is our commitment

to understand your needs, the environment, and our impact on the world we live in.

We know that sustainability is not just about the developments we undertake, it is important that our commitment to the environment is reflected in how and where we work. We are proud to be Planet Mark certified, with a commitment to reduce our carbon emissions by 5% each year.

6,800,000 sq ft of BREEAM Excellent/Very Good developments to date

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[www.worcestersix.co.uk](http://www.worcestersix.co.uk)

Working together with



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an

a new era in industrial & logistics property

industrial  
evolution  
in every  
sense

space is  
**generic**

**place is**  
personal

why  
work in an  
environment  
when  
you could  
work in an  
experience?

04

05

---

A new era in logistics and manufacturing space is happening right now. Modern occupiers are not just looking for, but demanding and expecting more from their working environments.

No longer simply content with 'space', today's progressive businesses are asking for a place that makes sense...in every sense. The sights, the sounds, the looks, the feels, the finishing touches that are in touch with their requirement for a workplace with a better work-life balance.

At IM Properties and Birmingham City Council, we are proud to be working together and at the forefront of this industrial evolution. We see it as our responsibility to provide working environments with a real sense of place and a clear objective to be more flexible, more sustainable, more social, more creative and more active. Why? Because we firmly believe that a workplace should be a happy place, after all, it's been proven that where positivity flows, productivity grows.

Welcome to industrial in a new light.  
**Welcome to Peddimore.**

---

# room to breathe

## Amenity corridor

Seating areas, amenity structures and the Peddimore Brook, which runs through the middle of a 40-60m wide landscaped green corridor.



## Landscaping / walking routes

A variety of attractive, safe and accessible footpaths as well as a 4km cycle route that circles the edge of the site.



## Peddimore Hub

A facility that could offer amenities such as food and retail, bike hire and maintenance, and a flexible space for a variety of uses.



## Event space

A large, 40m circular landscaped green space for uses such as street food festivals, live bands and wellbeing workshops.



## Locations to pause

Seating and relaxing spaces, as well as nature / wildlife boards and art co-designed by artists and local communities, dotted around the site.



## Link to Birmingham and Fazeley Canal

Pedestrian access to the adjoining canal – an important leisure and amenity area as well as a route to connect the development by foot and cycle paths to surrounding areas.



# more than just your everyday work environment – this is a breath of fresh air.

08

At Peddimore, landscaping leads the way, with a focus on creating a best-in-class environment. Take a stroll around the variety of footpaths or feel the wind in your hair as you take your bike for a spin around the four-kilometre path that circles the edge of the site.



4km of walkway and cycle paths around the edge of the development



Landscaped environments



Biodiversity



09



Canalside access



Open water brook

Peddimore benefits from pedestrian access to the adjoining Birmingham and Fazeley Canal which is an important leisure and amenity area, as well as a means of connecting the development by foot and cycle paths to the surrounding local areas. We all know that spending time in green space or bringing nature into your everyday life can benefit both mental and physical wellbeing. So much more than just space, this is a vision to provide an environment which benefits the wellbeing of the occupiers. Walk more, run more, cycle more...Peddimore.

# where positivity flows, productivity grows.

Introducing the Amenity Corridor at Peddimore, a communal social space on the park that could include an amenity space, outdoor seating and the Peddimore Brook which runs through the middle of a 40-60m wide landscaped green corridor.

Coffee shop



Outdoor seating areas



Outdoor / Open spaces

The space offers employees the opportunity to sit and savour the flavour of the food and beverage offer, or connect with the wider footpaths and cycle routes on the estate.

There will be two structures in place connected by a courtyard. One 'pod' will be used as a coffee facility and the other a flexible space offering opportunities for a range of uses including wellbeing workshops, fitness classes, health screenings and a meeting space for occupiers.

Breakout spaces



Street food festivals



Events



Live bands



Sporting events

# can you feel that? that's the everyday made more eventful.

From street food festivals to fitness, to a live band or finding a better balance at a wellbeing workshop, our 40m x 40m large, landscaped green space has the capacity to facilitate a range of on-site activities as well as breakout space.

This is no ordinary event space.  
**This is work-life balance on another level.**



# a shared sense of purpose

Being a part of Peddimore means investing in the wider community and creating an environment in which you, your employees and local businesses can flourish.

Our investment and commitment at Peddimore must deliver a social return and create a sustainable legacy. Through our extensive and continuing engagement, we have been able to clearly identify where the real opportunities lie for maximising this return.



Here are just some of the initiatives that we're delivering on:

- Investing in the local workforce – providing a future workforce with the essential skills to compete for employment in both the construction and operational phases
- Travel planning – connecting a potential workforce with the site through supporting essential transport infrastructure
- Connecting businesses – connecting the park's occupiers with the local supply chain so that businesses can reap the benefits of our investment, whilst also supporting our sustainability objectives and the local economy



Peddimore directly benefits you and your business and helps set you up with a sustainable platform allowing you to be more environmentally friendly, more socially conscious and more local.

**Makes perfect sense to us.**



# making sense of sustainability

At Peddimore, not only is sustainability an important focus across the entire site, but also within the individual buildings on the scheme.

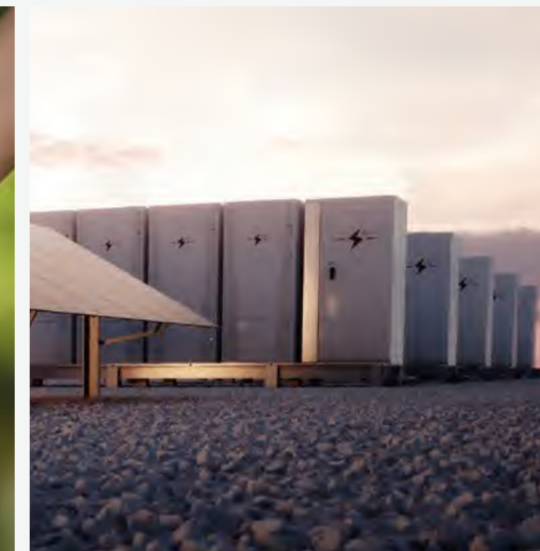
Buildings at Peddimore could benefit from the following sustainability credentials:

1.

We are targeting BREEAM Excellent and EPC A.

2.

We are improving water efficiency by rainwater harvesting, implementing water efficient fixtures and fittings, all to reduce water use by 40%.



3.

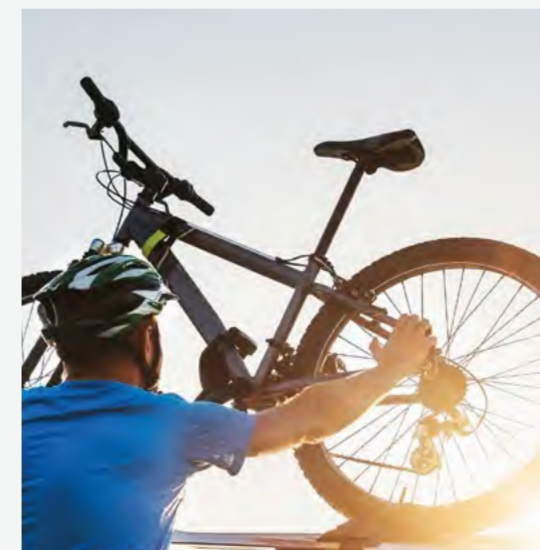
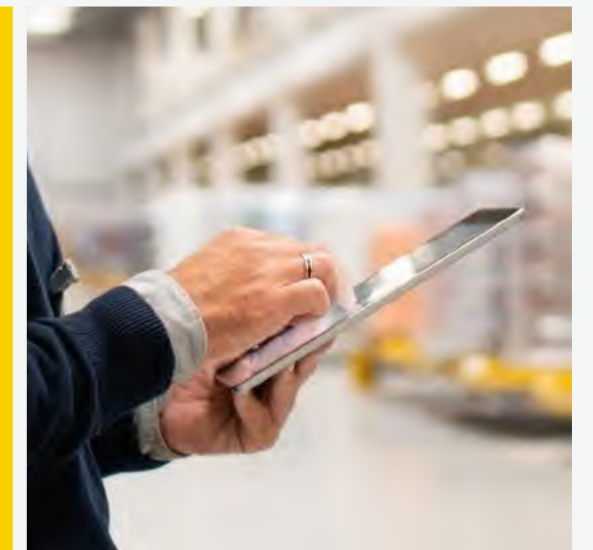
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4.

We are encouraging sustainable travel by providing EV charging points as well as cycle storage.

5.

We are committed to reducing carbon emissions by 36%.



6.

We are using embodied carbon assessments to reduce our carbon footprint by considering the manufacturing, transportation and construction of building materials, together with end-of-life emissions.

7.

We are providing roof lights to maximise daylight.

# within touching distance

18

Located at the heart of the country in one of the UK's most prominent locations for logistics, distribution and manufacturing, you'll find Peddimore.

Situated less than 3 miles from the M42 (J9) and the M6 (J5 or Toll T3), Peddimore provides rapid access to the UK's national motorway network and an unrivalled ability to reach 92% of the UK's population in under 4.5 hours by HGV. A truly future focused location, in every sense.

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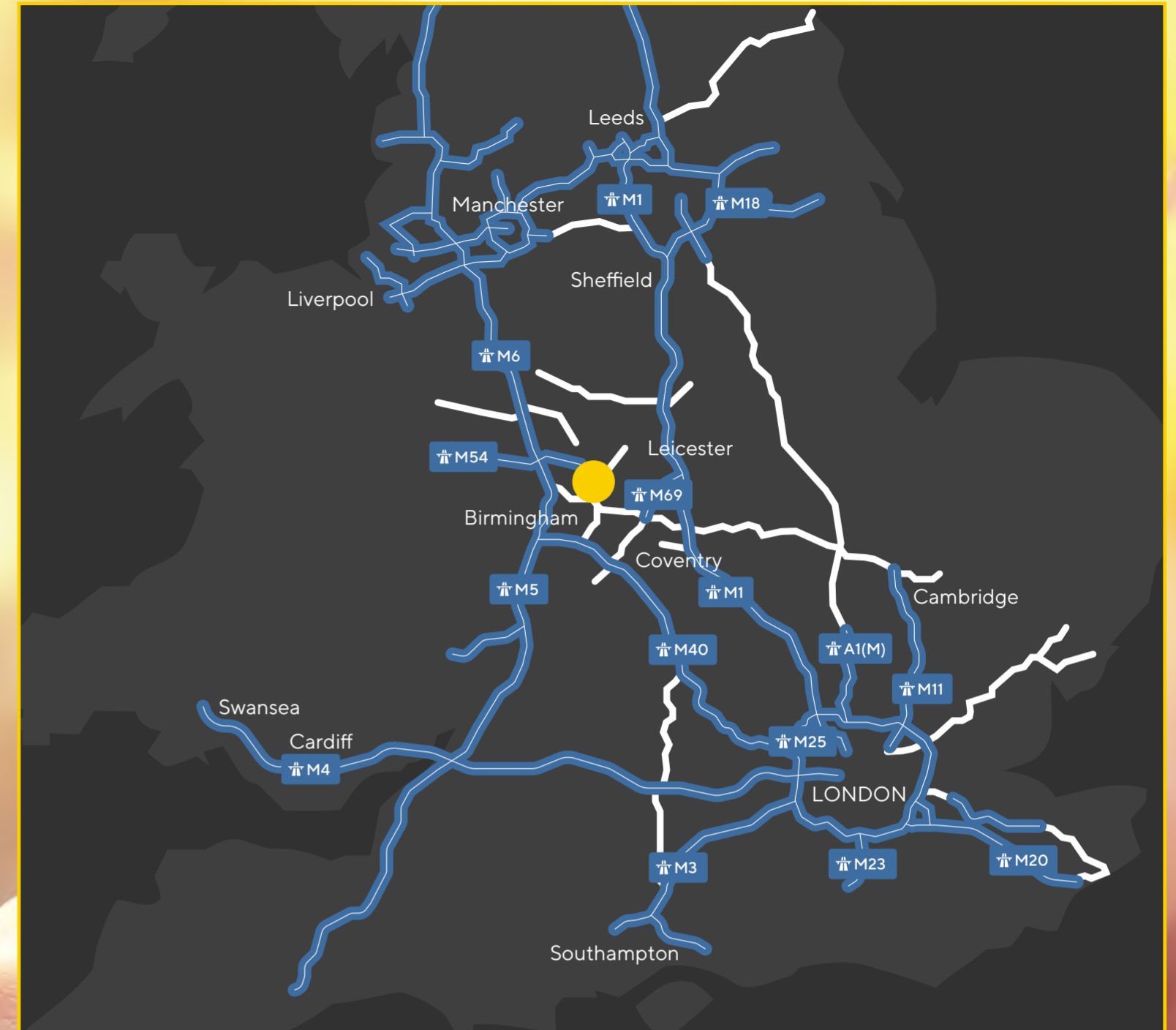
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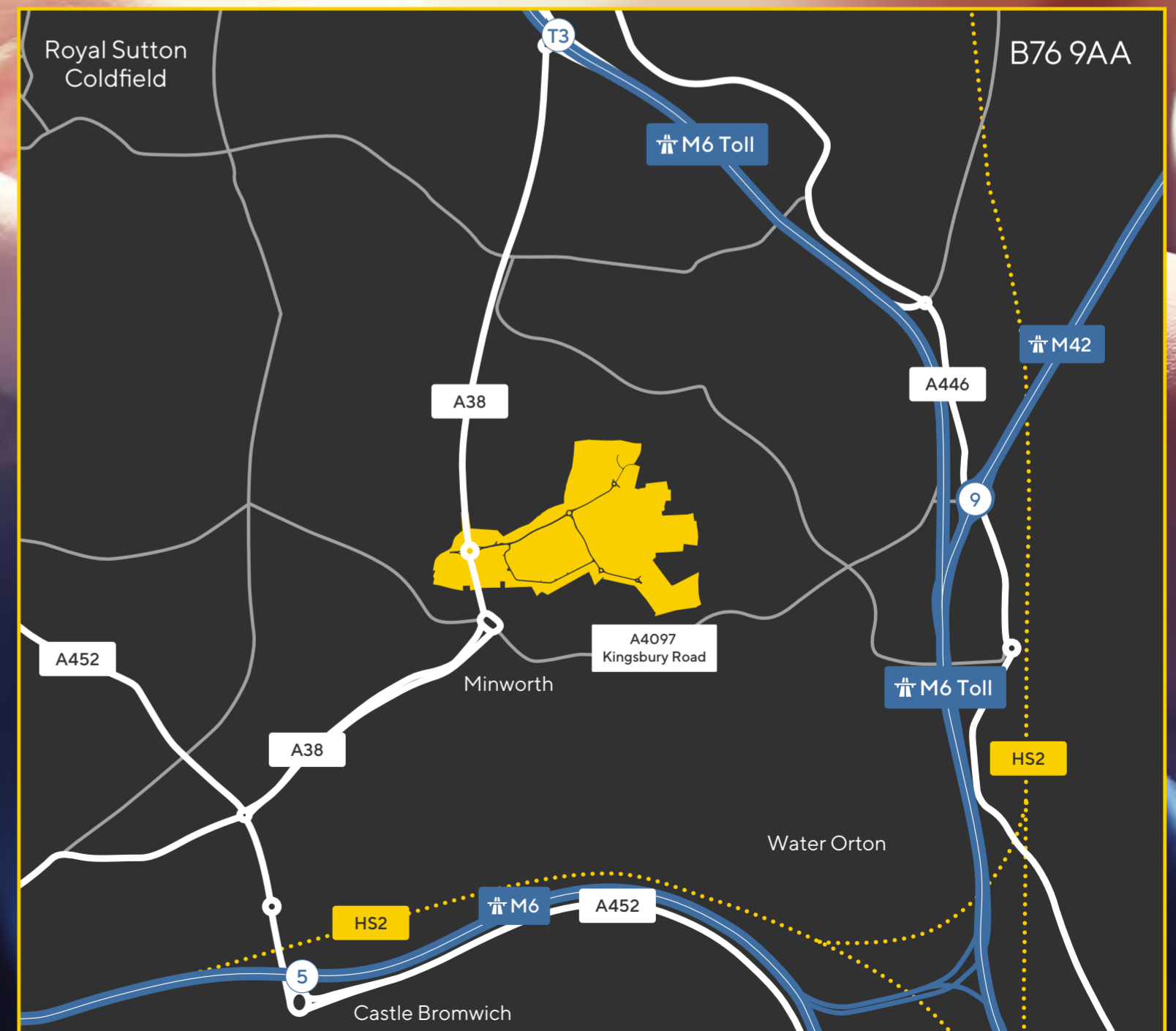
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Port of Felixstowe	163 miles

Source: Google Maps



19



Peddimore can accommodate up to 4.1 million sq ft across two zones. Zone A is owned by IM Properties and Zone B is retained by Birmingham City Council. The site benefits from an incoming electricity supply in excess of 30 MVA and can accommodate buildings with up to 20m clear internal height.

The buildings will benefit from a targeted BREEAM "Excellent" rating and an EPC rating of "A".

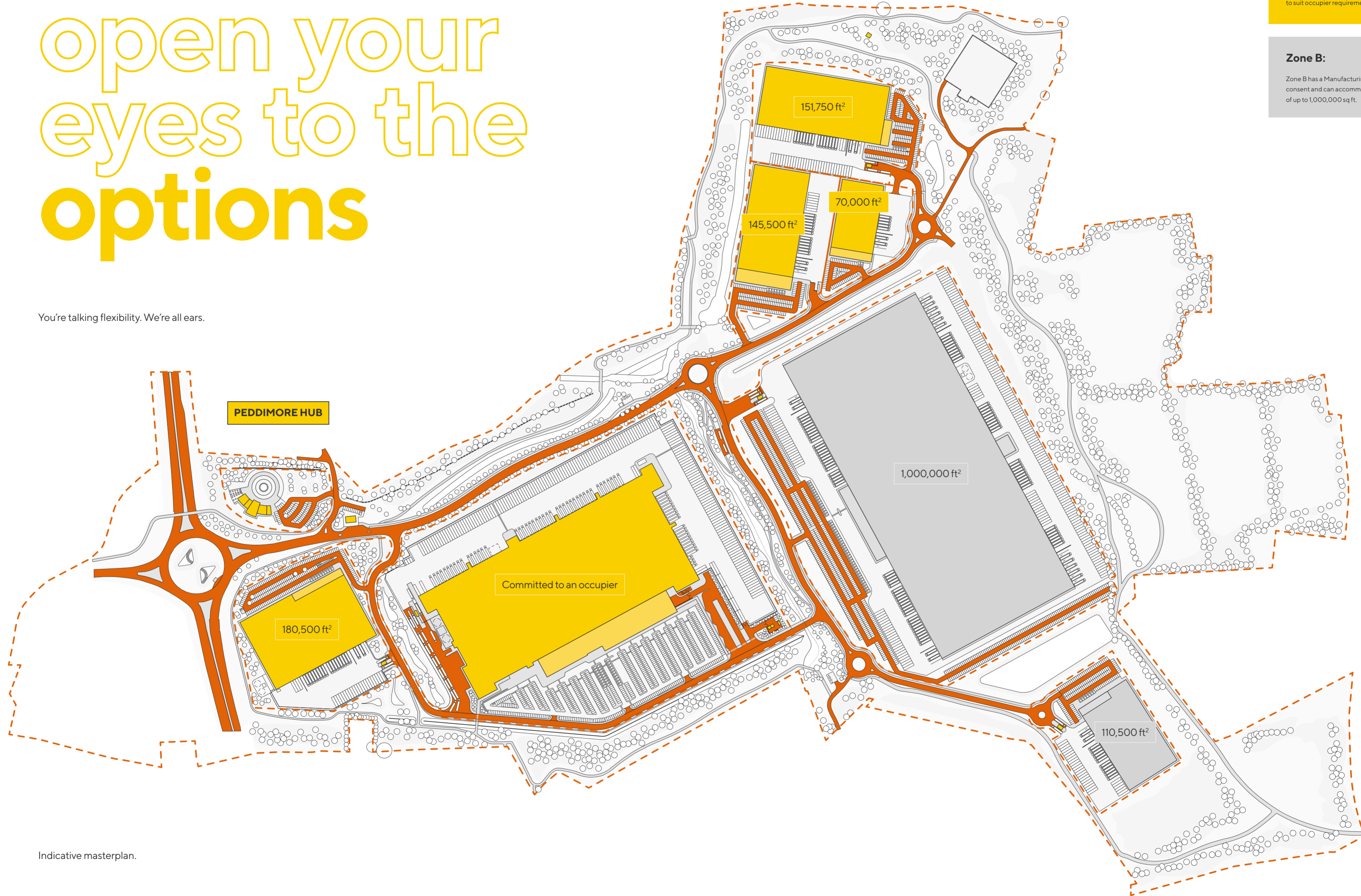
20

21

# design to your mind's eye

# open your eyes to the options

You're talking flexibility. We're all ears.



### Zone A:



40 acres of Zone A are already committed to development which leaves 28 acres available for further development arranged over two separate plots. This can accommodate up to 565,000 sq ft of bespoke buildings to suit occupier requirements for manufacturing users.

### Zone B:



Zone B has a Manufacturing (B2) planning consent and can accommodate a single unit of up to 1,000,000 sq ft.



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IM Properties has developed over 10m sq ft of industrial and logistics real estate becoming renowned in the industry for the consistent delivery of strategically located, award-winning schemes. The business has grown to encompass a real estate portfolio valued in excess of £1bn. With a customer-focused approach to development, IM Properties is a market leader in quality building and has developed schemes for many blue chip customers across the globe, all delivered with local market knowledge and expertise.

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Birmingham is one of the UK's largest economies with a fast growing population and a strong pipeline of new development, housing and infrastructure. Birmingham City Council's (BCC) vision and aim is to create a city of sustained inclusive growth and as the largest local authority in the country – with the biggest property portfolio – they have the opportunity to utilise the council's property and land assets in a strategic way to deliver on priorities.

The Birmingham Development Plan (BDP) was adopted by BCC in January 2017 and sets out the growth strategy for the city to 2031. Peddimore is the BDP's flagship employment allocation. BCC is committed to the development of Peddimore to meet the council's ambition to grow employment opportunities and meet expansion demand from the local and wider Midlands and UK economy.

For all BCC Zone B enquiries please contact:



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Katie Monks  
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## prime manufacturing site

Build to suit opportunities  
accommodating up to 1m sq ft  
in a single building.

Freehold or Leasehold.



an  
industrial  
evolution

in every  
sense

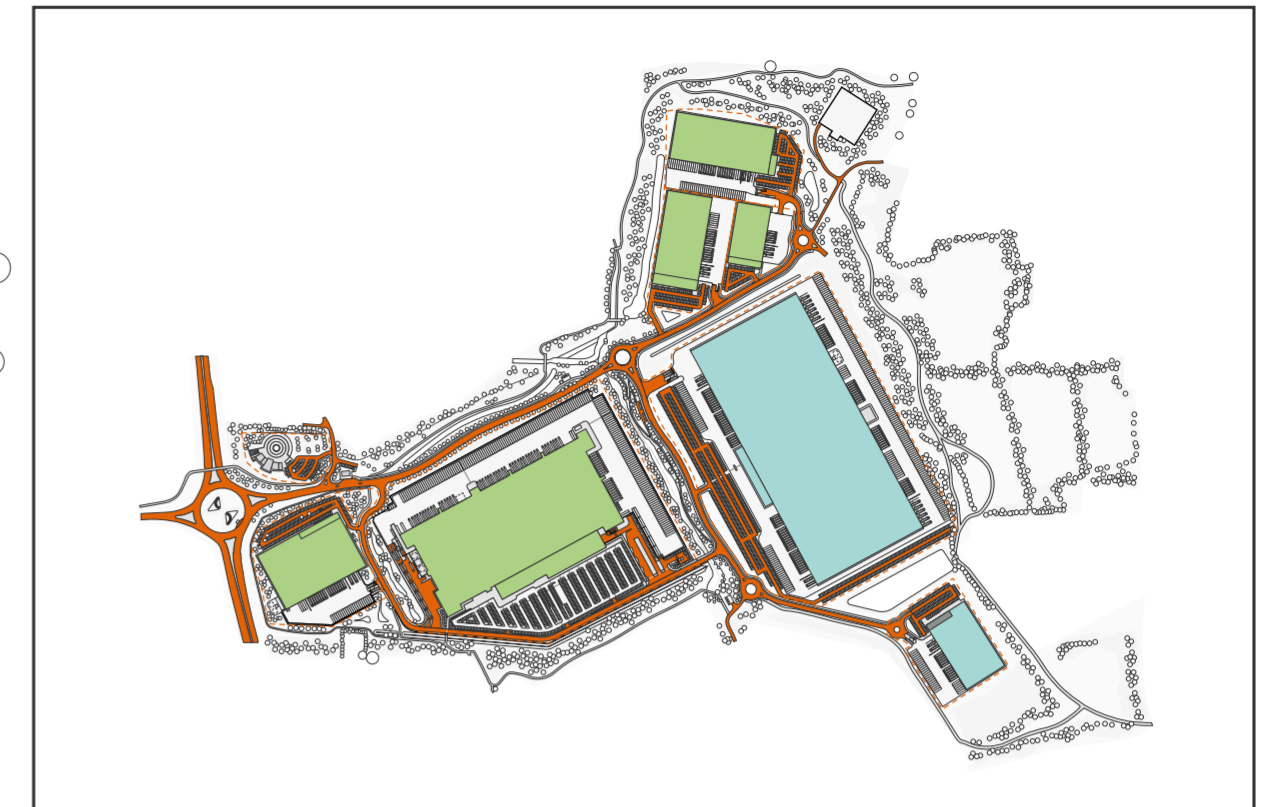
located at the heart of the country in one of the UK's most prominent locations



Offering build to suit opportunities up to 1m sq ft in a single building, Peddimore Birmingham is a joint project between IM Properties and Birmingham City Council designed with a focus on creating a best-in-class environment. The Site benefits from a B1 and B2 outline planning consent and can accommodate building heights of up to 23.5 metres with up to 38 MVA of power available. All bespoke enquiries are welcome on both a freehold and leasehold basis.

# open your eyes to the opportunities

This is an indicative masterplan showing what the site can accommodate but alternative layouts and unit sizes are available.



### Zone A:

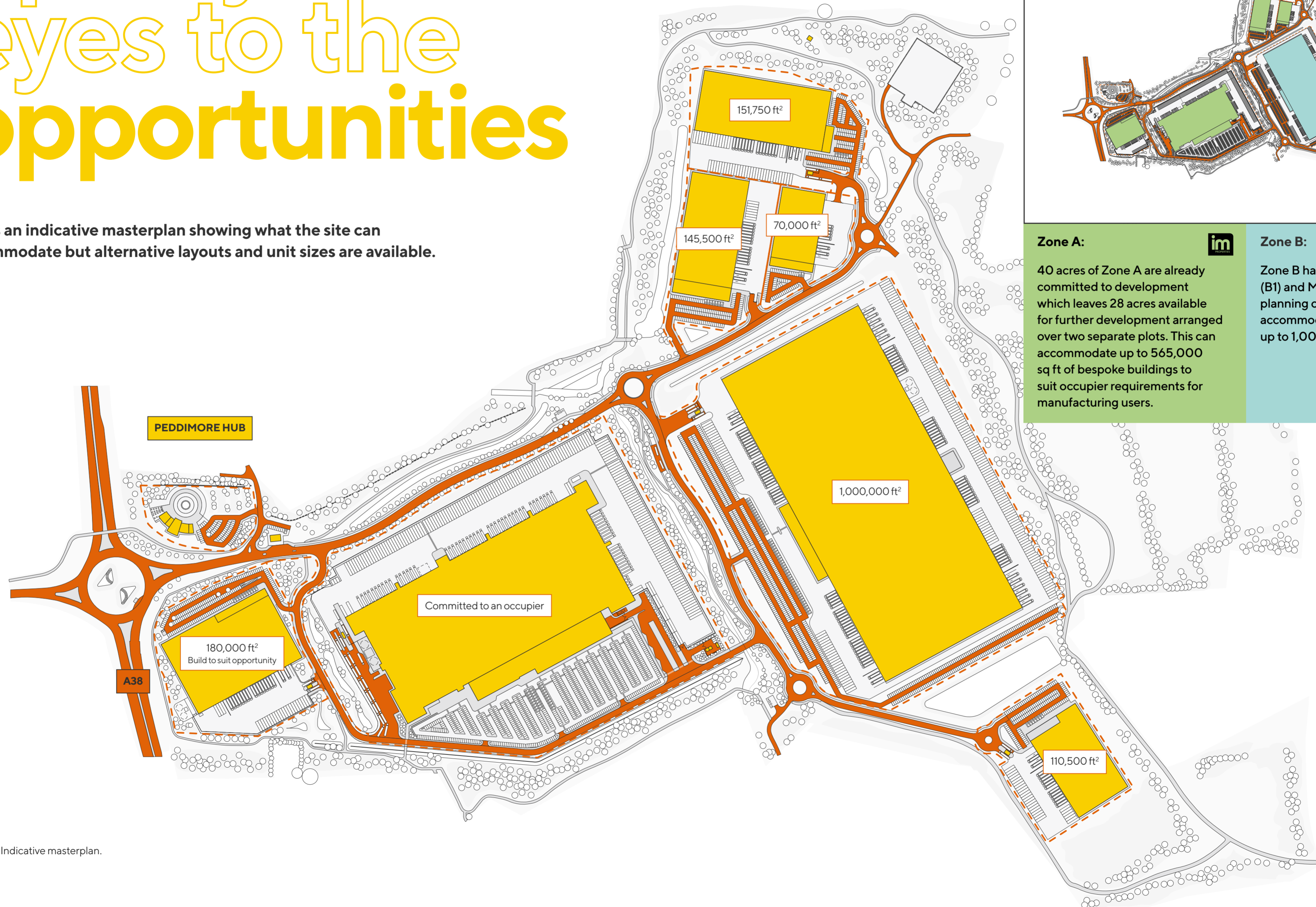


40 acres of Zone A are already committed to development which leaves 28 acres available for further development arranged over two separate plots. This can accommodate up to 565,000 sq ft of bespoke buildings to suit occupier requirements for manufacturing users.

### Zone B:



Zone B has a light industrial (B1) and Manufacturing (B2) planning consent and can accommodate a single unit of up to 1,000,000 sq ft.





why  
 work in an  
 environment  
 when  
 you could  
 work in an  
 experience?

06



Introducing a new era in manufacturing. Peddimore Birmingham brings sustainability to the forefront, delivering net zero ready buildings across the scheme.

Peddimore is designed with a focus on creating a best-in-class environment. Landscaping leads the way with surrounding footpaths, an amenity corridor with outdoor seating and a green space for on-site activities; creating a more social, more creative, more active workplace.



07

# within touching distance

08

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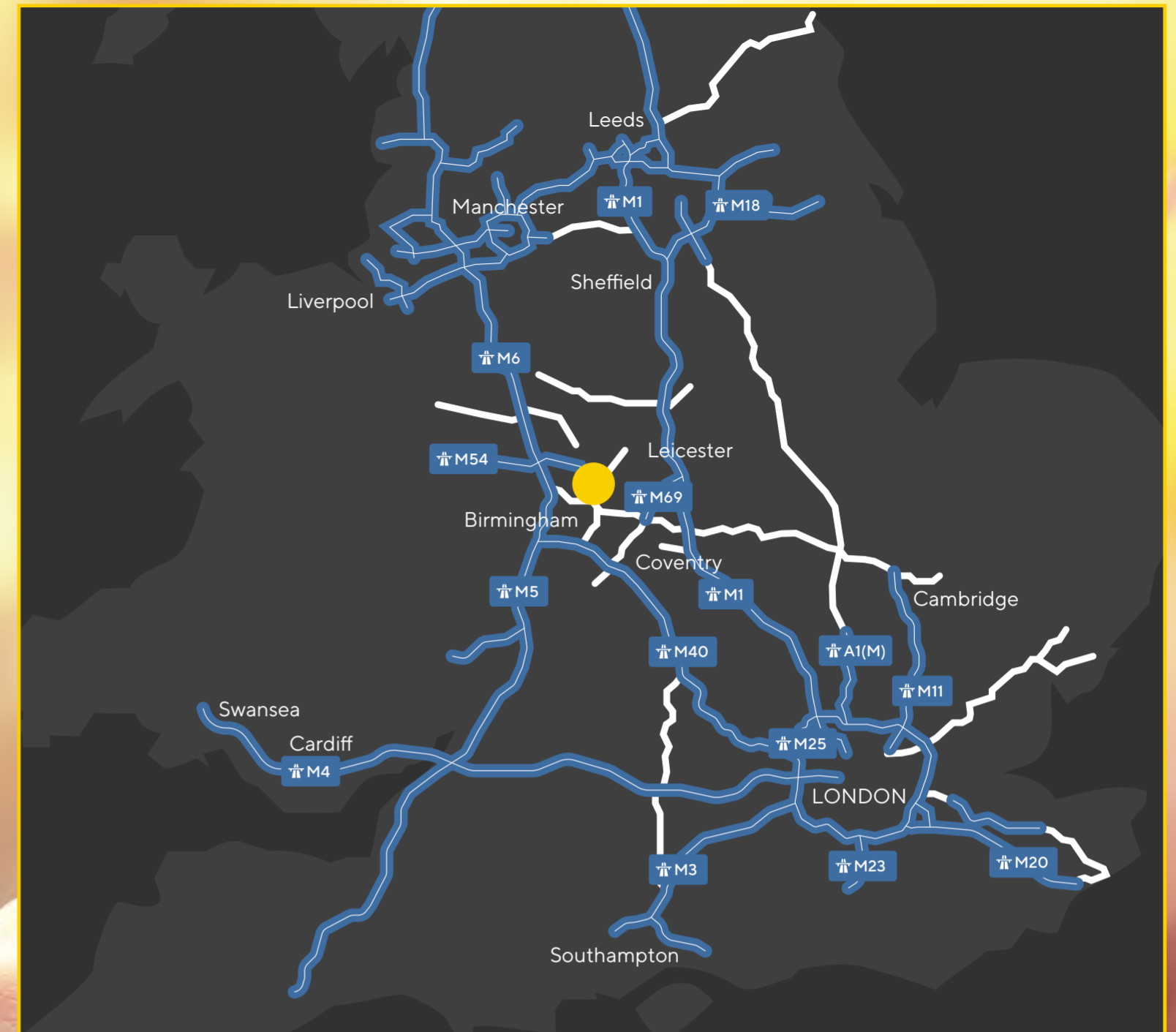
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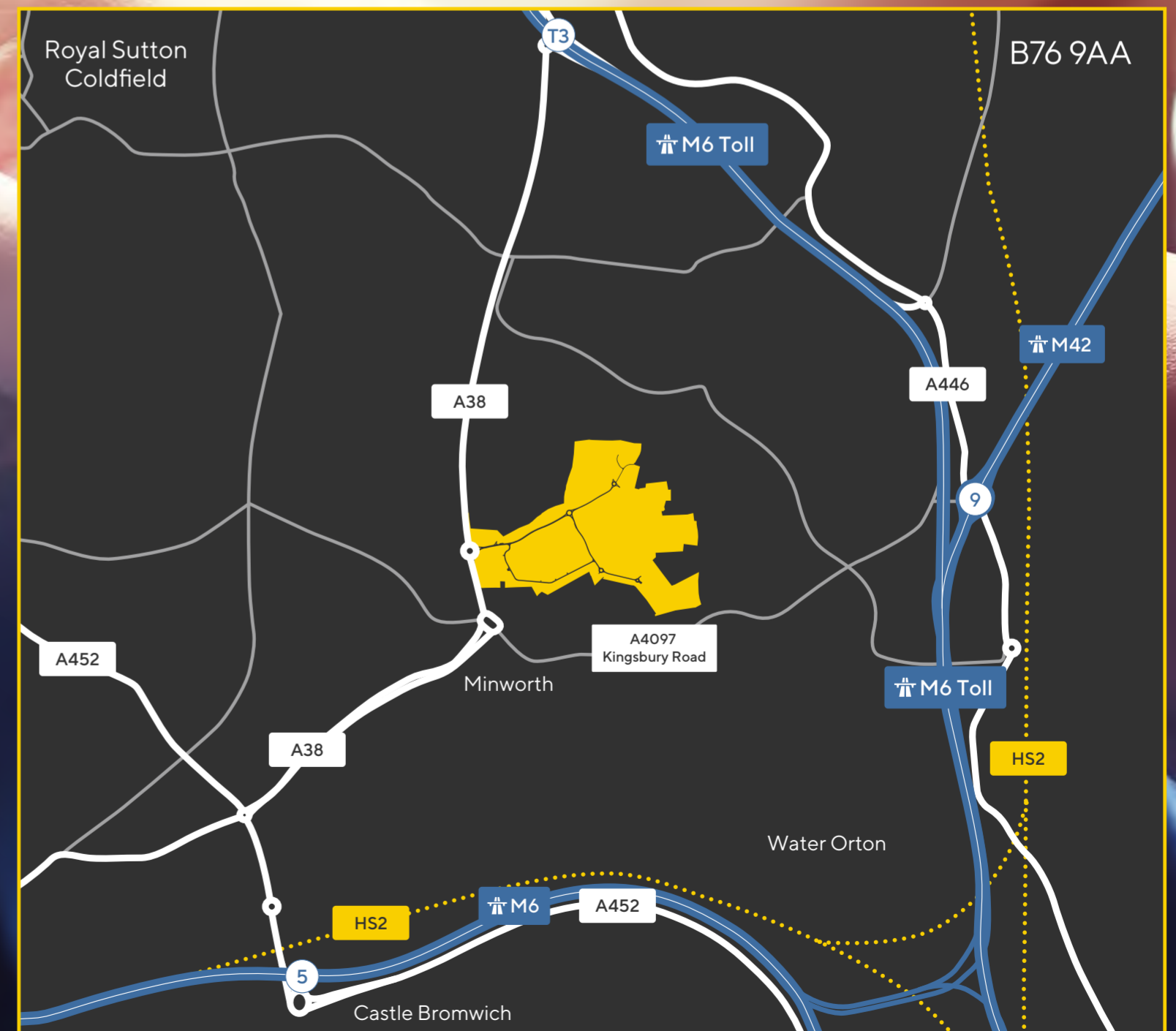
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Source: Google Maps



09





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**Up to 400,000 sq ft  
build to suit unit**



[peddimorebirmingham.com/400-brochure](https://peddimorebirmingham.com/400-brochure)

**B76 9AA**

located at the heart of the country in one of the UK's most prominent locations for logistics, distribution and manufacturing

A38

02

03

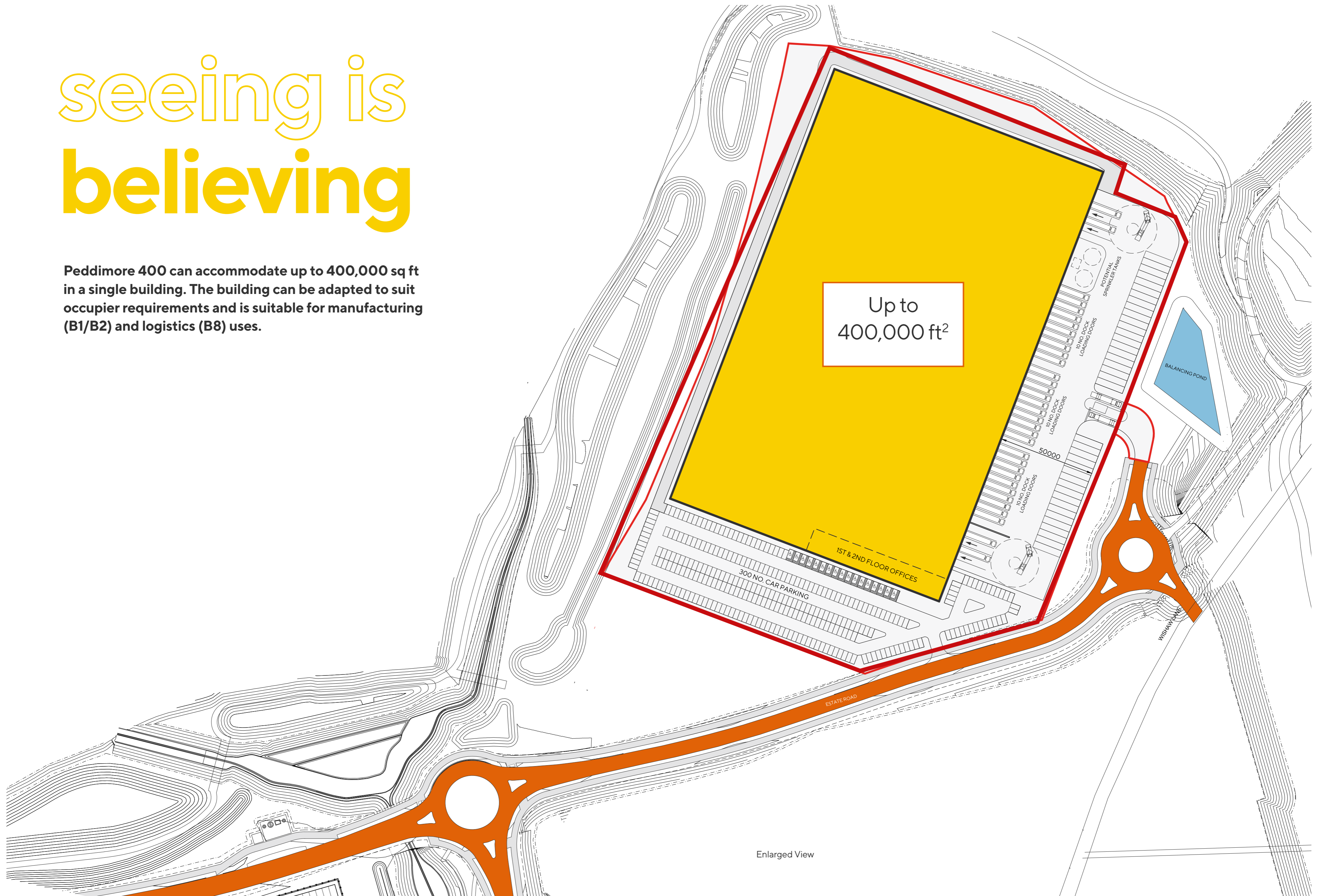
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# seeing is believing

Peddimore 400 can accommodate up to 400,000 sq ft in a single building. The building can be adapted to suit occupier requirements and is suitable for manufacturing (B1/B2) and logistics (B8) uses.



Enlarged View

# talk about spec

Outline planning  
for B1, B2 and  
B8 use



Up to 16.5m of  
Haunch height



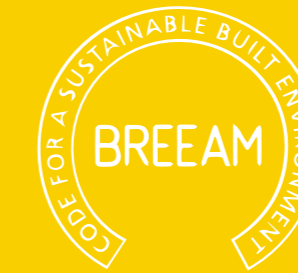
Building with  
solar panel array



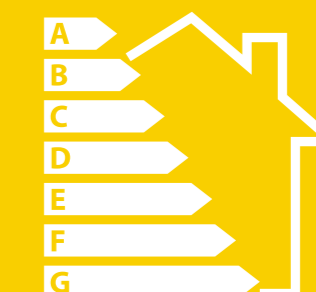
Delivering net zero  
ready building <sup>1</sup>



BREEAM  
excellent



EPC A



<sup>1</sup> Where net zero construction is achieved and operational energy / carbon performance is also optimised, giving occupiers opportunity to achieve net zero operation through appropriate renewable energy procurement as defined by UKGBC.

# making sense of sustainability

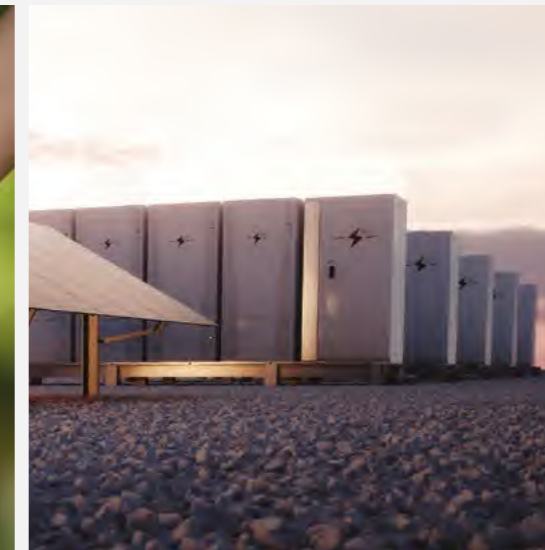
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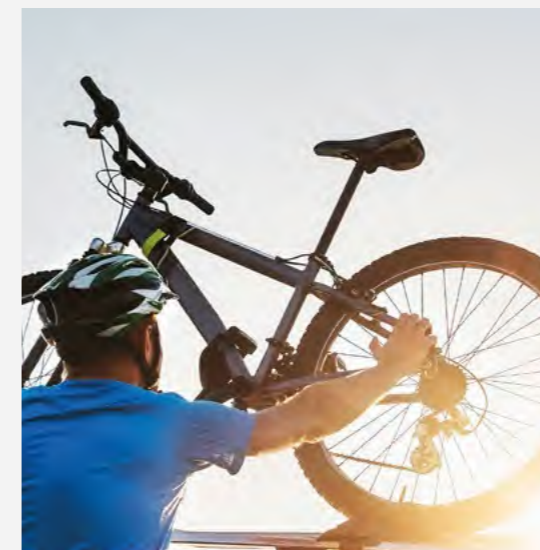
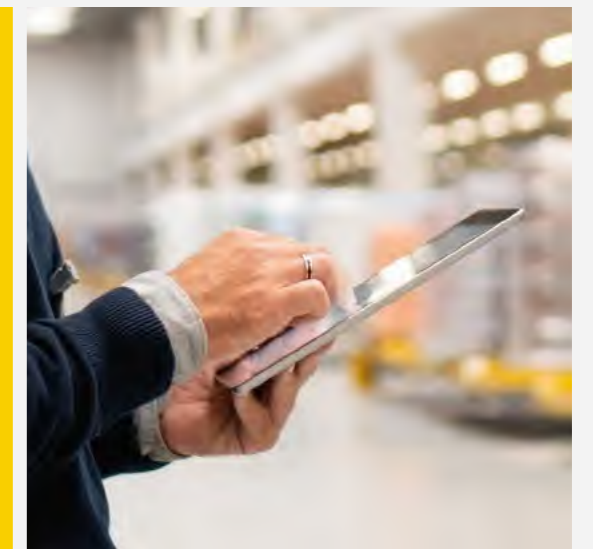
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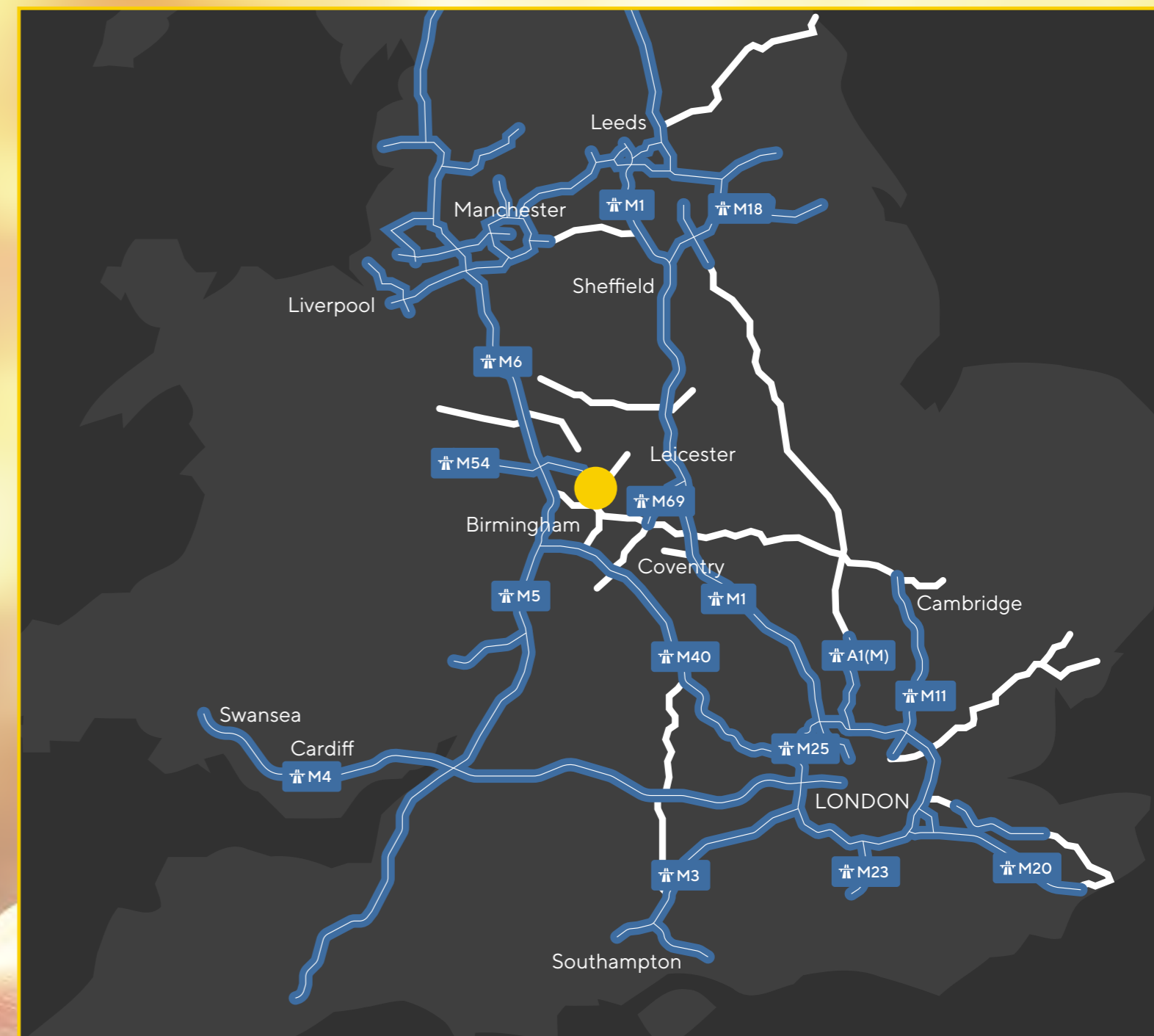
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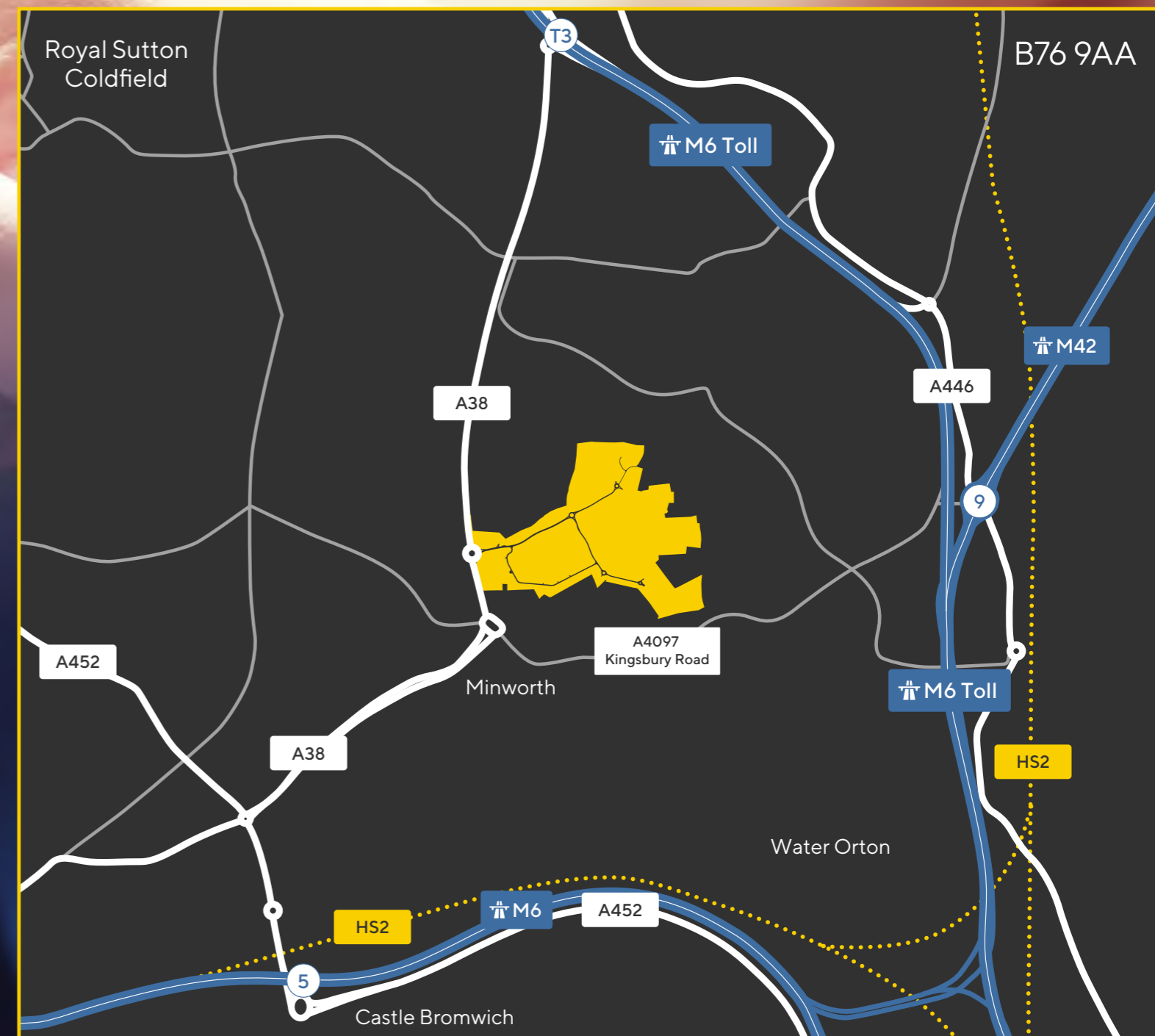
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SITE 54 AERIAL PHOTO 2023/24





WEST  
MIDLANDS  
INTERCHANGE

M6/JCT.12



THE UK'S MOST SIGNIFICANT RAIL SERVED  
DEVELOPMENT, OFFERING UP TO 8 MILLION SQ FT  
OF PRIME LOGISTICS FACILITIES

///LIFE.PROUDEST.CHATTED

Our vision is built around changing the logistics world, and the changing needs of the businesses that work within it. We will create jobs, support the local community and provide sustainable foundations for the future logistics sector. Because when we change together, we grow together.



# THE MOST SIGNIFICANT SITE OF ITS KIND

TOTAL SITE SIZE OF 734 ACRES

8 MILLION SQUARE FEET OF LOGISTICS SPACE

TWO COUNTRY PARKS, SPANNING 109 ACRES

PHASE 1

NEW STRATEGIC RAIL FREIGHT INTERCHANGE

Direct connection to West Coast Main Line

PHASE 2

PHASE 3



M6 JCT 12

NEW A5/A449 LINK ROAD

Located on the edge of the M6, this forward-thinking development provides flexible logistics solutions on a huge scale.

Spanning up to 8 million sq ft, and providing a range of facilities that are both sustainably designed and adaptable to suit to the ever-growing economy, WMI is a advantageous new campus development ready to support growing businesses.

UNIT 3010 45,615 SQ M   491,000 SQ FT BUILD TO SUIT	UNIT 5010 18,048 SQ M   194,269 SQ FT BUILD TO SUIT	UNIT 4010 62,642 SQ M   674,278 SQ FT	UNIT 1010 34,644 SQ M   372,908 SQ FT
UNIT 3020 36,938 SQ M   397,595 SQ FT BUILD TO SUIT	UNIT 5020 40,673 SQ M   437,804 SQ FT BUILD TO SUIT	UNIT 4020 59,018 SQ M   635,270 SQ FT	UNIT 1020 25,269 SQ M   271,996 SQ FT
UNIT 3030 85,546 SQ M   920,817 SQ FT BUILD TO SUIT	UNIT 5030 25,556 SQ M   275,085 SQ FT BUILD TO SUIT	UNIT 4030 61,229 SQ M   659,069 SQ FT	UNIT 1030 94,326 SQ M   1,015,325 SQ FT
		UNIT 4040 61,485 SQ M   661,825 SQ FT	UNIT 2010 50,773 SQ M   546,521 SQ FT



**PHASE 1** **BUILD TO SUIT**

UNIT 3010	45,615 SQ M	491,000 SQ FT
UNIT 3020	36,938 SQ M	397,595 SQ FT
UNIT 3030	85,546 SQ M	920,817 SQ FT
UNIT 5010	18,048 SQ M	194,269 SQ FT
UNIT 5020	40,673 SQ M	437,804 SQ FT
UNIT 5030	25,556 SQ M	275,085 SQ FT

**PHASE 2** **FUTURE PHASE**

UNIT 4010	62,642 SQ M	674,278 SQ FT
UNIT 4020	59,018 SQ M	635,270 SQ FT
UNIT 4030	61,229 SQ M	659,069 SQ FT
UNIT 4040	61,485 SQ M	661,825 SQ FT

**PHASE 3** **FUTURE PHASE**

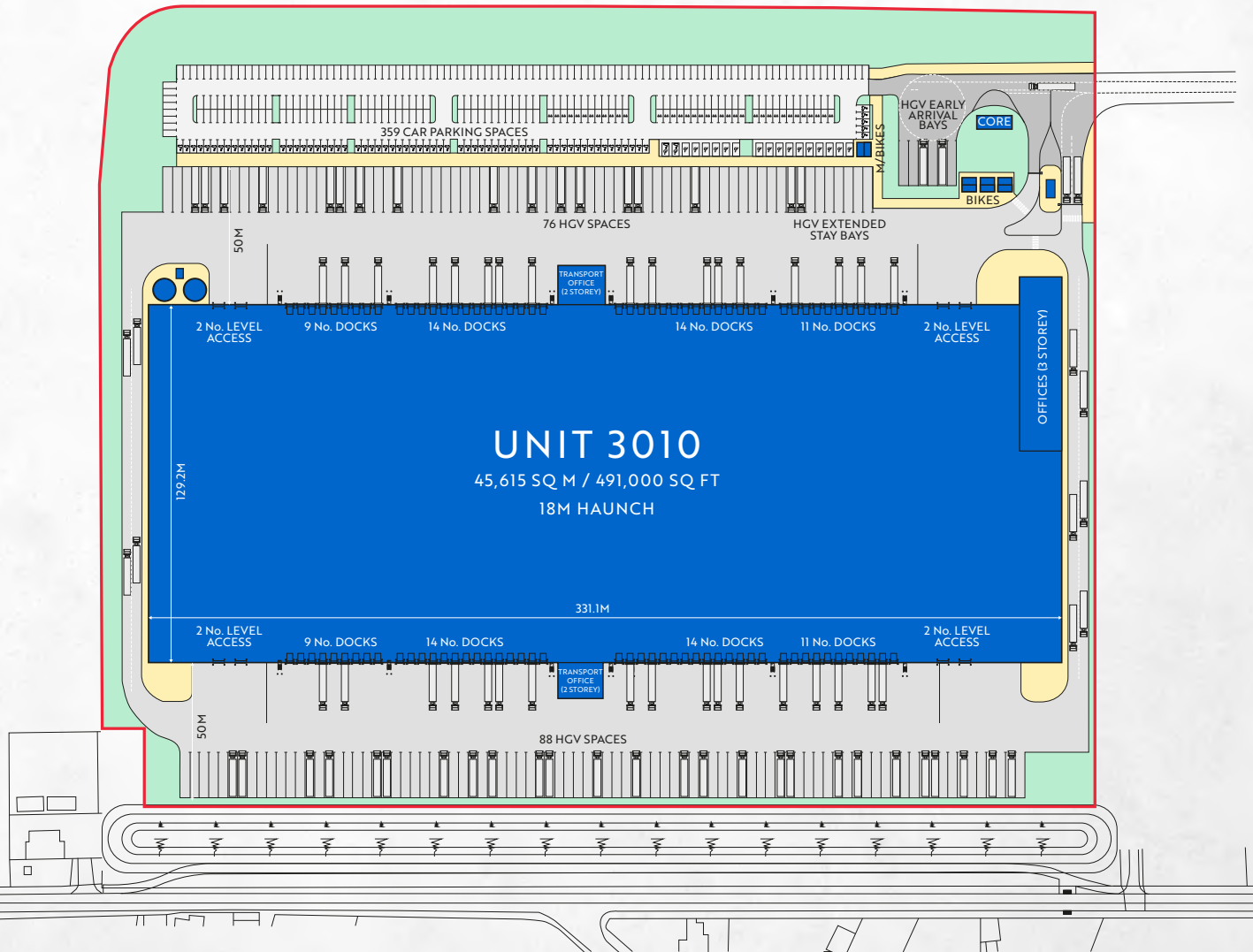
UNIT 1010	34,644 SQ M	372,908 SQ FT
UNIT 1020	25,269 SQ M	271,996 SQ FT
UNIT 1030	94,326 SQ M	1,015,325 SQ FT
UNIT 2010	50,773 SQ M	546,521 SQ FT

# UNIT 3010

BUILD TO SUIT

45,615 SQ M | 491,000 SQ FT

- Mix of dock loading doors and level access doors
- Airtightness to 2.5M<sup>3</sup>/HR/M<sup>2</sup>
- 50KN/M<sup>2</sup> warehouse floor loading
- Comfort cooling to offices
- 18m eaves height
- Low energy high frequency lighting to offices
- Intelligent lighting controls to offices
- Rainwater harvesting
- Solar thermal heating
- Targeting BREEAM 'Excellent'
- Net Zero Carbon
- Targeting EPC A+

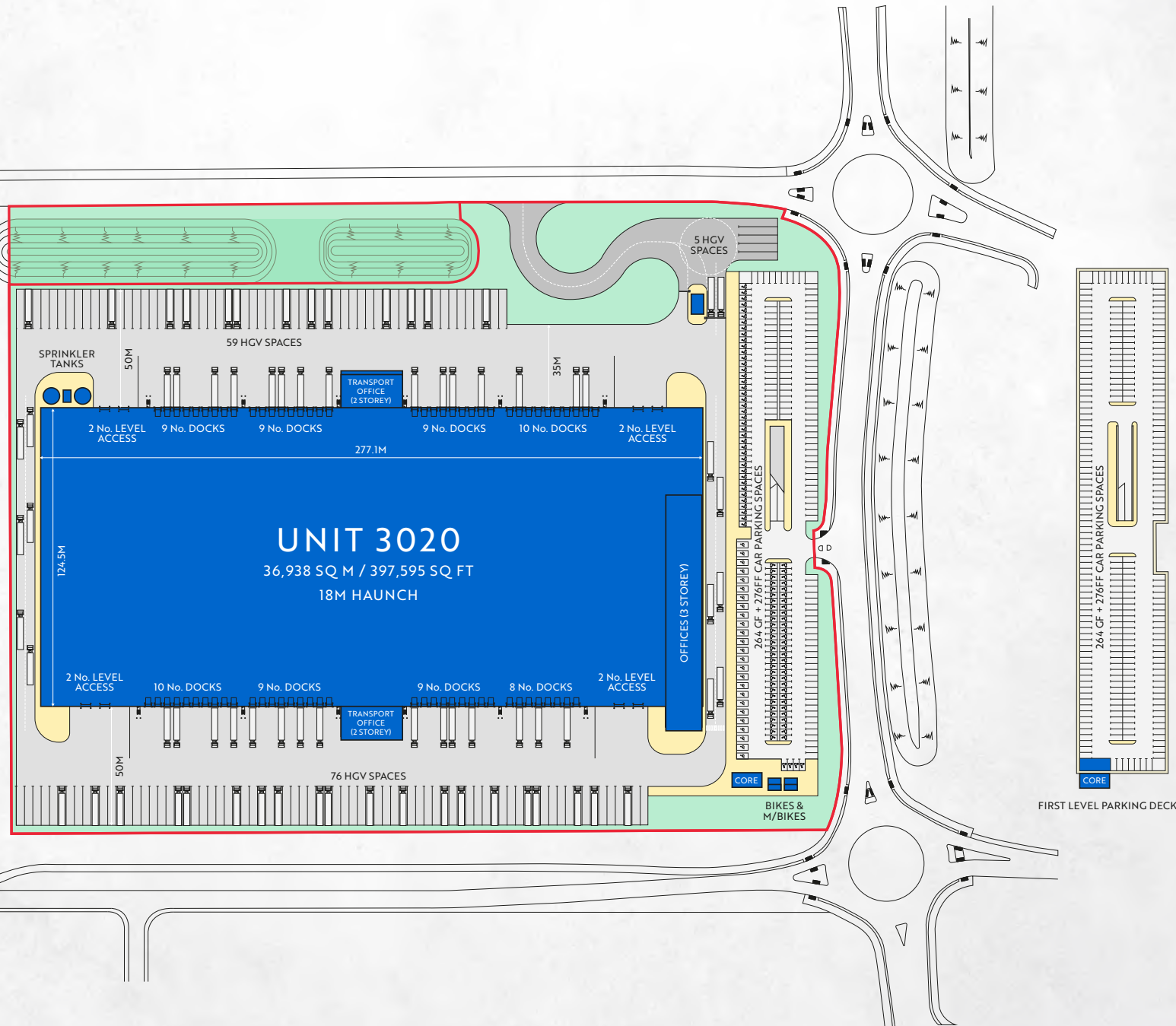


# UNIT 3020

BUILD TO SUIT

36,938 SQ M | 397,595 SQ FT

- Mix of dock loading doors and level access doors
- Airtightness to 2.5M<sup>3</sup>/HR/M<sup>2</sup>
- 50KN/M<sup>2</sup> warehouse floor loading
- Comfort cooling to offices
- 18m eaves height
- Low energy high frequency lighting to offices
- Intelligent lighting controls to offices
- Rainwater harvesting
- Solar thermal heating
- Targeting BREEAM 'Excellent'
- Net Zero Carbon
- Targeting EPC A+

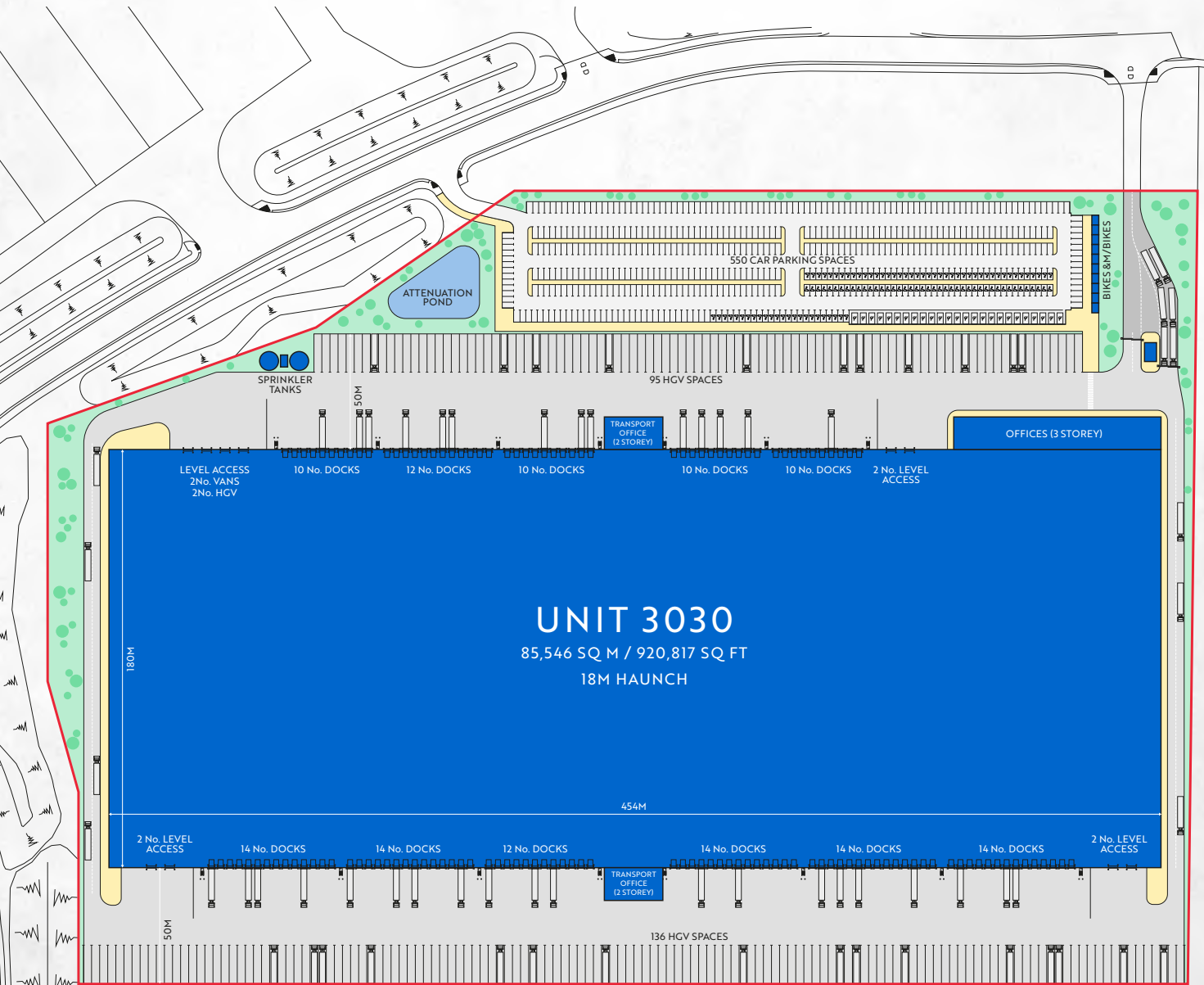


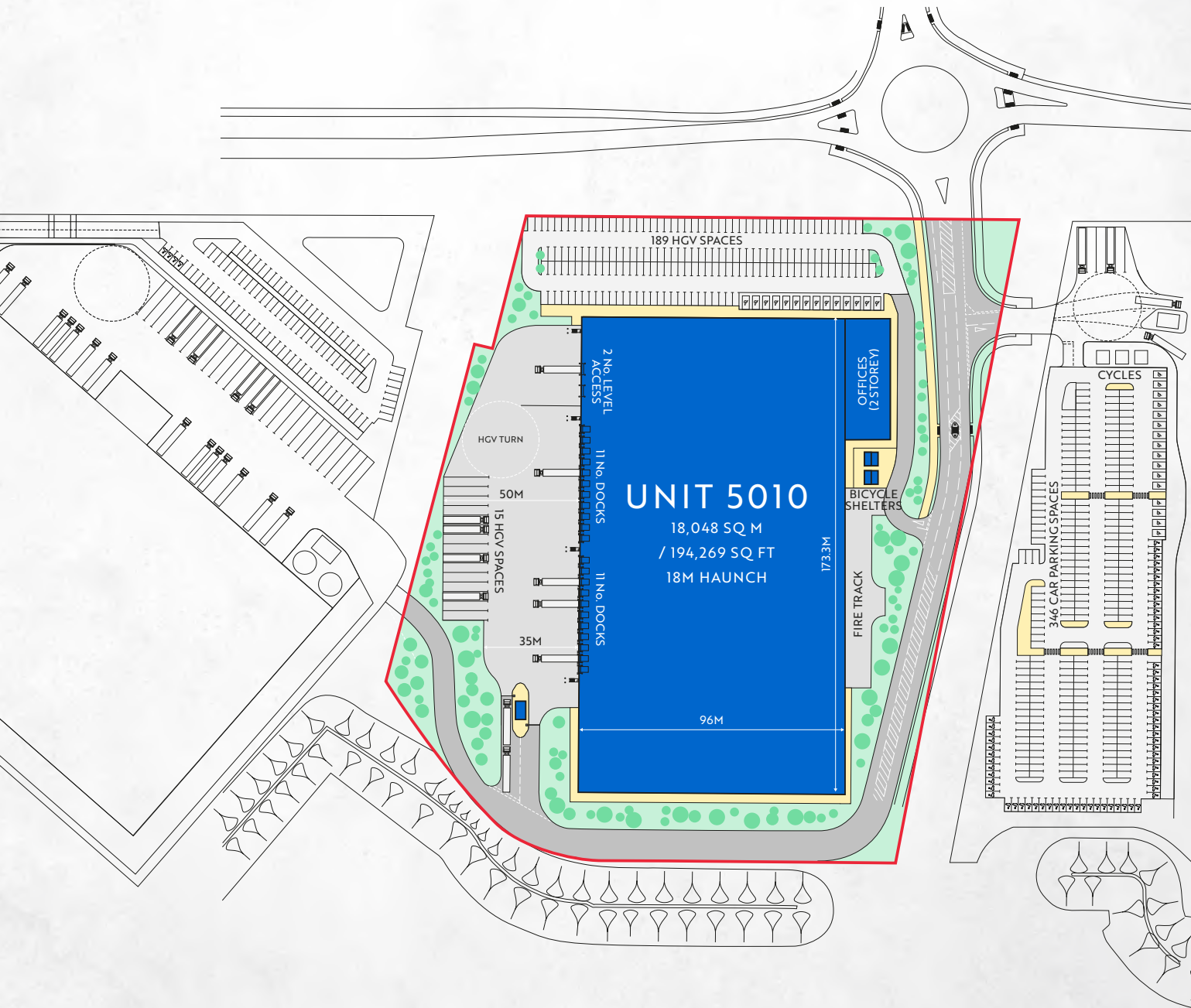


# UNIT 3030 BUILD TO SUIT

85,546 SQ M | 920,817 SQ FT

- Mix of dock loading doors and level access doors
- Airtightness to 2.5M<sup>3</sup>/HR/M<sup>2</sup>
- 50KN/M<sup>2</sup> warehouse floor loading
- Comfort cooling to offices
- 18m eaves height
- Low energy high frequency lighting to offices
- Intelligent lighting controls to offices
- Rainwater harvesting
- Solar thermal heating
- Targeting BREEAM 'Excellent'
- Net Zero Carbon
- Targeting EPC A+





## UNIT 5010

BUILD TO SUIT

18,048 SQ M | 194,269 SQ FT

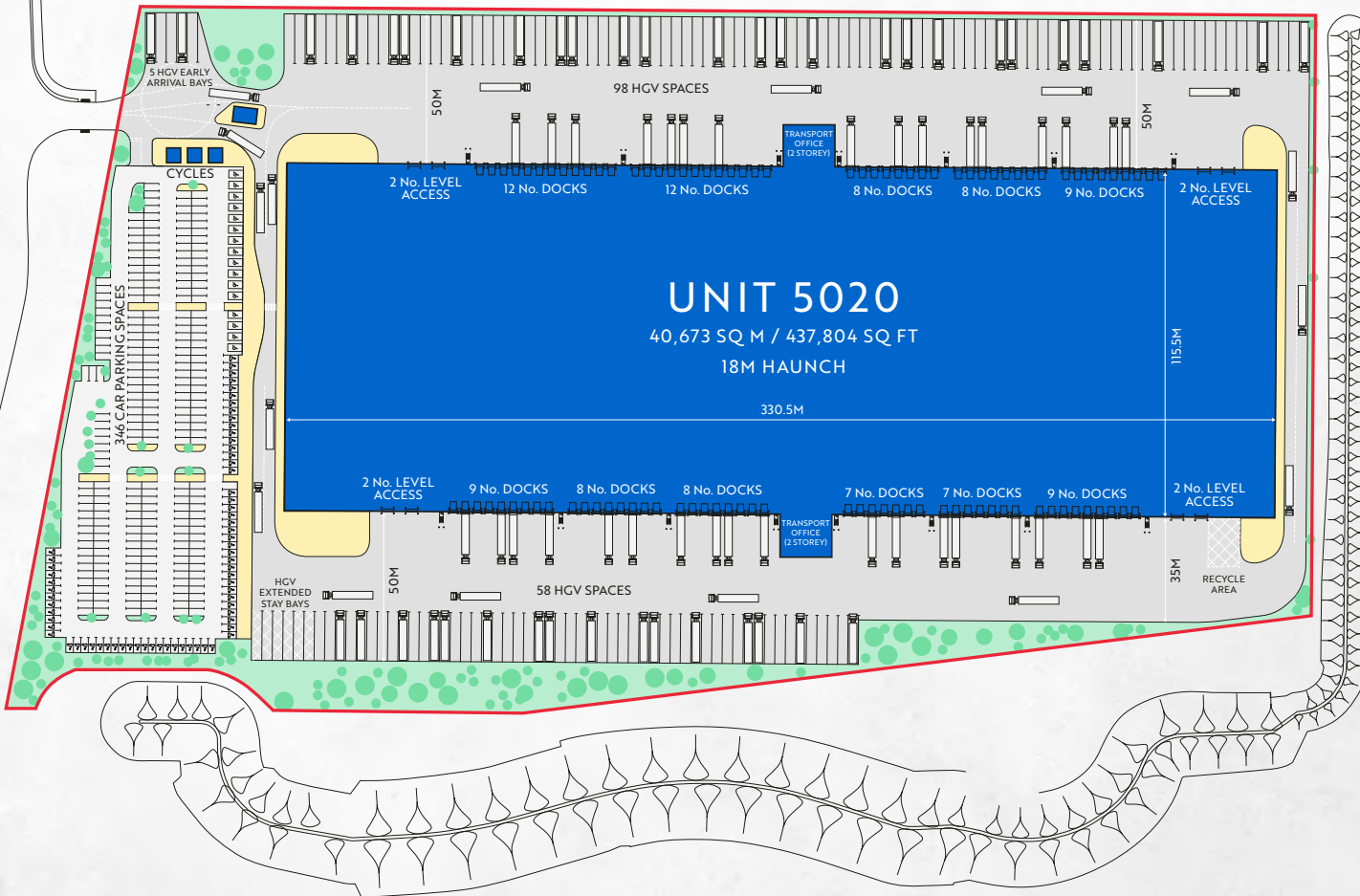
- Mix of dock loading doors and level access doors
- Airtightness to 2.5M<sup>3</sup>/HR/M<sup>2</sup>
- 50KN/M<sup>2</sup> warehouse floor loading
- Comfort cooling to offices
- 18m eaves height
- Low energy high frequency lighting to offices
- Intelligent lighting controls to offices
- Rainwater harvesting
- Solar thermal heating
- Targeting BREEAM 'Excellent'
- Net Zero Carbon
- Targeting EPC A+



# UNIT 5020 BUILD TO SUIT

40,673 SQ M | 437,804 SQ FT

- Mix of dock loading doors and level access doors
- Airtightness to 2.5M<sup>3</sup>/HR/M<sup>2</sup>
- 50KN/M<sup>2</sup> warehouse floor loading
- Comfort cooling to offices
- 18m eaves height
- Low energy high frequency lighting to offices
- Intelligent lighting controls to offices
- Rainwater harvesting
- Solar thermal heating
- Targeting BREEAM 'Excellent'
- Net Zero Carbon
- Targeting EPC A+

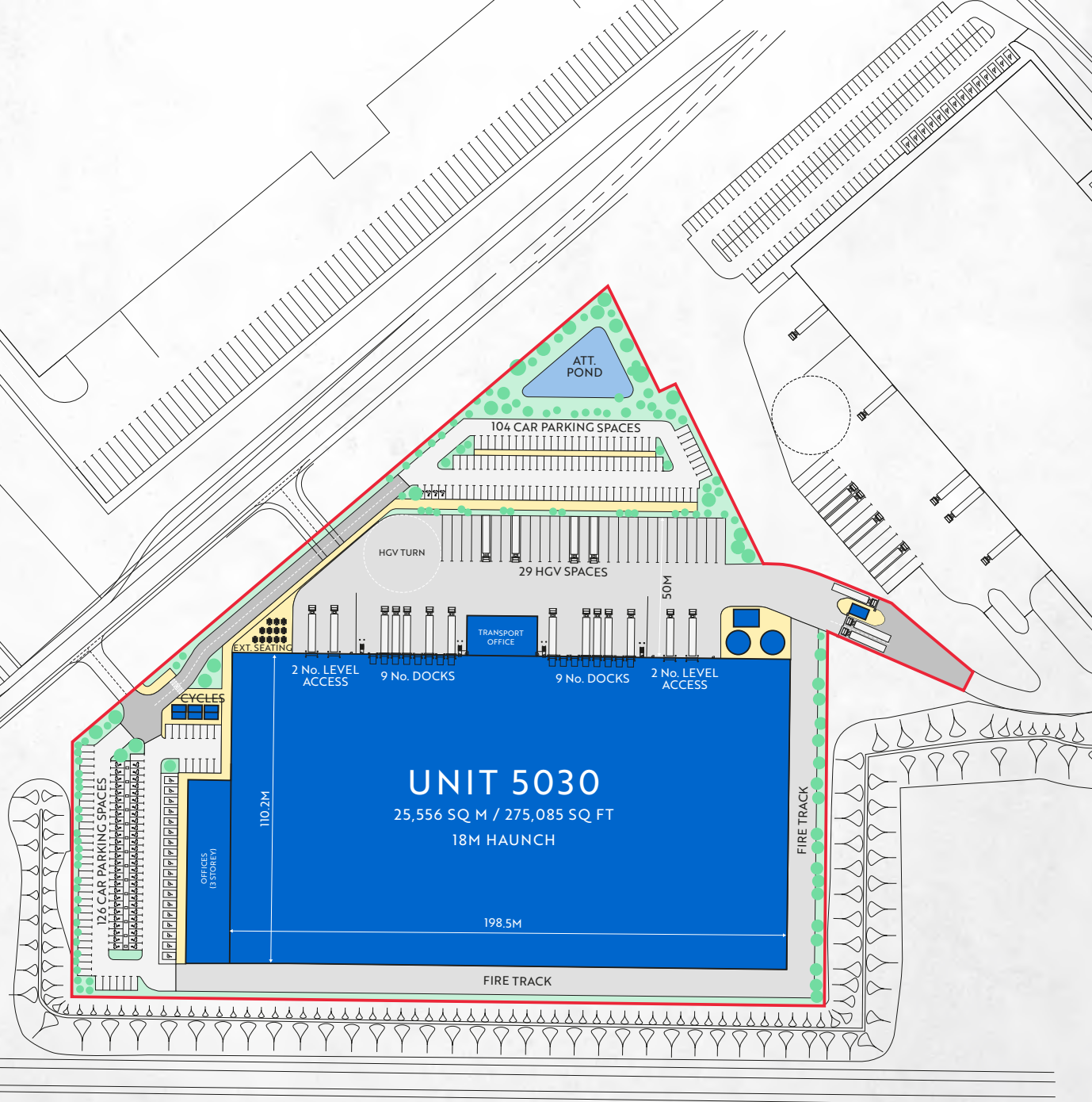


# UNIT 5030

BUILD TO SUIT

25,556 SQ M | 275,085 SQ FT

- Mix of dock loading doors and level access doors
- Airtightness to 2.5M<sup>3</sup>/HR/M<sup>2</sup>
- 50KN/M<sup>2</sup> warehouse floor loading
- Comfort cooling to offices
- 18m eaves height
- Low energy high frequency lighting to offices
- Intelligent lighting controls to offices
- Rainwater harvesting
- Solar thermal heating
- Targeting BREEAM 'Excellent'
- Net Zero Carbon
- Targeting EPC A+



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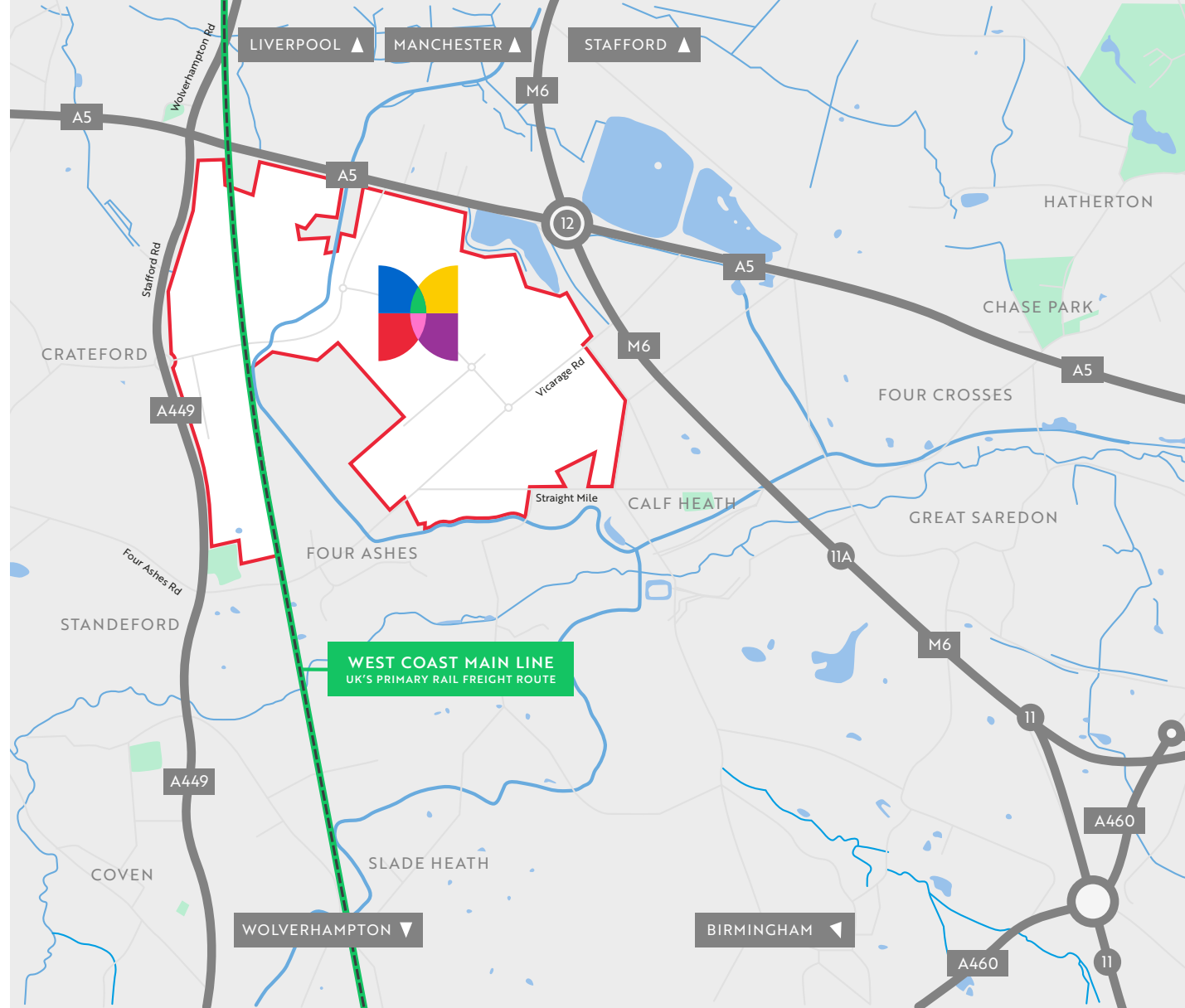
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Oxford Properties Group, a leading global real estate investor, asset manager and business builder, and Logistics Capital Partners, a best in class developer and asset manager of logistics real estate across Europe, have formed a new co investment joint venture to develop the West Midlands Interchange - a major new logistics hub with associated rail freight terminal.

The WMI project was previously promoted by Four Ashes Limited – a consortium led by Kilbride Holdings. In June 2021 Oxford and LCP acquired the site and will be developing the project throughout the construction phase.



Site 45 & 56 Daventry International Rail Freight Terminal (DIRFT) and Northampton Gateway



## SEGRO LOGISTICS PARK NORTHAMPTON

STRATEGIC RAIL FREIGHT INTERCHANGE  
DESIGN AND BUILD UNITS UP TO 1 MILLION SQ FT  
AVAILABLE FOR IMMEDIATE DEVELOPMENT

[SLP-NORTHAMPTON.COM](http://SLP-NORTHAMPTON.COM)

**SEGRO**

# MADE FOR MOVEMENT

Today we embark on a journey. A journey to create a new, better, brighter and inspiring environment for industrial & logistics business. Introducing SEGRO Logistics Park Northampton (SLPN), strategically located adjacent to the M1 Junction 15.

Totalling over 5 million sq ft, with design and build units available up to 1 million sq ft and a new strategic rail freight interchange onsite, welcome to the UK's premier destination for logistics and distribution.

Join us in a space that's:  
 Made for advancement.  
 Made for the environment.  
 Made for improvement.  
**MADE FOR MOVEMENT.**

## ENDLESS OPPORTUNITIES

Design and build units available up to 1 million sq ft with flexible eaves heights

## MADE TO MOVE FASTER

Establishing a new strategic rail freight interchange for the Midlands with intermodal solutions supporting a sustainable future for logistics

## THE EPICENTRE OF LOGISTICS

Immediately adjacent to the M1 Junction 15 with 90% of the mainland UK population reached in approximately 4 hours or less

## LIMITLESS LABOUR

Only 4 miles from Northampton town centre with a local working population of over 500,000 people within 30 minutes

## ADVANCE TO GO

Infrastructure commenced Q1 2021 with building plots ready for immediate development

## POWER UP

32MVA onsite from day one, supporting tomorrow's businesses

## A MOVE TOWARDS TOMORROW

Best-in-class infrastructure, security and design to the highest specification, with units targeting BREEAM 'Excellent'

## WELLBEING

An environment with amenities to meet the wants and needs of today's modern workforce

## STRATEGIC RAIL FREIGHT INTERCHANGE

The new strategic rail freight interchange connects the site to West Coast Main Line via the Northampton loop, providing direct access to the major UK ports, the Channel Tunnel and other UK freight interchanges.

# FLEXIBILITY MEETS AGILITY

SLPN offers design and build units up to 1 million sq ft, with plots ready for immediate development.

## SCHEDULE OF AREAS

### PLOT 1: 530,000 SQ FT

Warehouse	46,452 sq m	500,000 sq ft
Offices	2,787 sq m	30,000 sq ft
<b>Total</b>	<b>49,238 sq m</b>	<b>530,000 sq ft</b>

### PLOT 2: 483,000 SQ FT

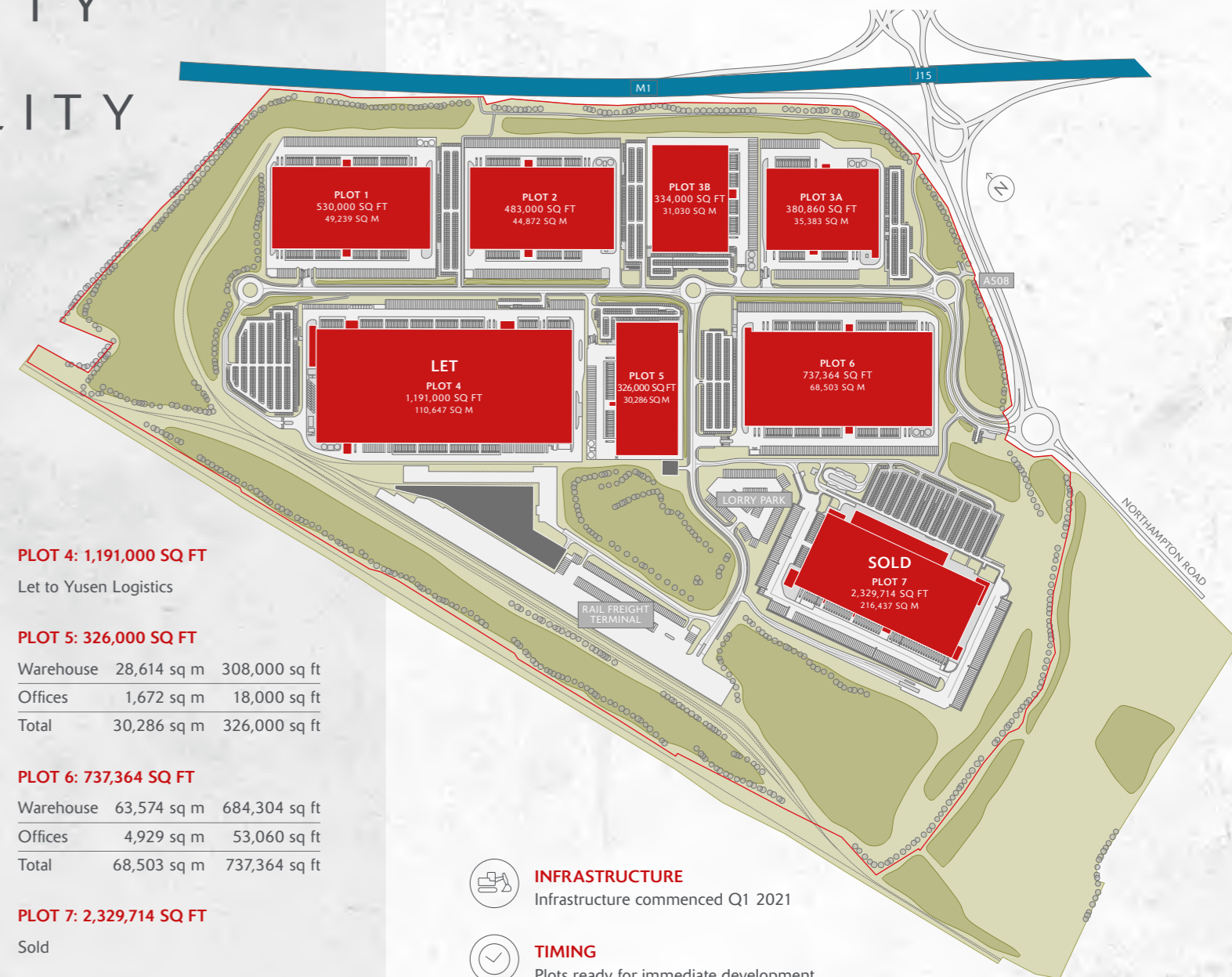
Warehouse	41,853 sq m	450,500 sq ft
Offices	3,019 sq m	32,500 sq ft
<b>Total</b>	<b>44,872 sq m</b>	<b>483,000 sq ft</b>

### PLOT 3A: 380,860 SQ FT

Warehouse	32,516 sq m	350,000 sq ft
Offices	2,282 sq m	24,560 sq ft
Hubs	557 sq m	6,000 sq ft
Gatehouse	28 sq m	300 sq ft
<b>Total</b>	<b>35,383 sq m</b>	<b>380,860 sq ft</b>

### PLOT 3B: 334,000 SQ FT

Warehouse	29,134 sq m	313,600 sq ft
Office	1,895 sq m	20,400 sq ft
<b>Total</b>	<b>31,030 sq m</b>	<b>334,000 sq ft</b>



### PLOT 4: 1,191,000 SQ FT

Let to Yusen Logistics

### PLOT 5: 326,000 SQ FT

Warehouse	28,614 sq m	308,000 sq ft
Offices	1,672 sq m	18,000 sq ft
<b>Total</b>	<b>30,286 sq m</b>	<b>326,000 sq ft</b>

### PLOT 6: 737,364 SQ FT

Warehouse	63,574 sq m	684,304 sq ft
Offices	4,929 sq m	53,060 sq ft
<b>Total</b>	<b>68,503 sq m</b>	<b>737,364 sq ft</b>

### PLOT 7: 2,329,714 SQ FT

Sold



**INFRASTRUCTURE**  
Infrastructure commenced Q1 2021



**TIMING**  
Plots ready for immediate development

NB: unit sizes indicative, flexible options available



# SEGRO LOGISTICS PARK NORTHAMPTON

## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.

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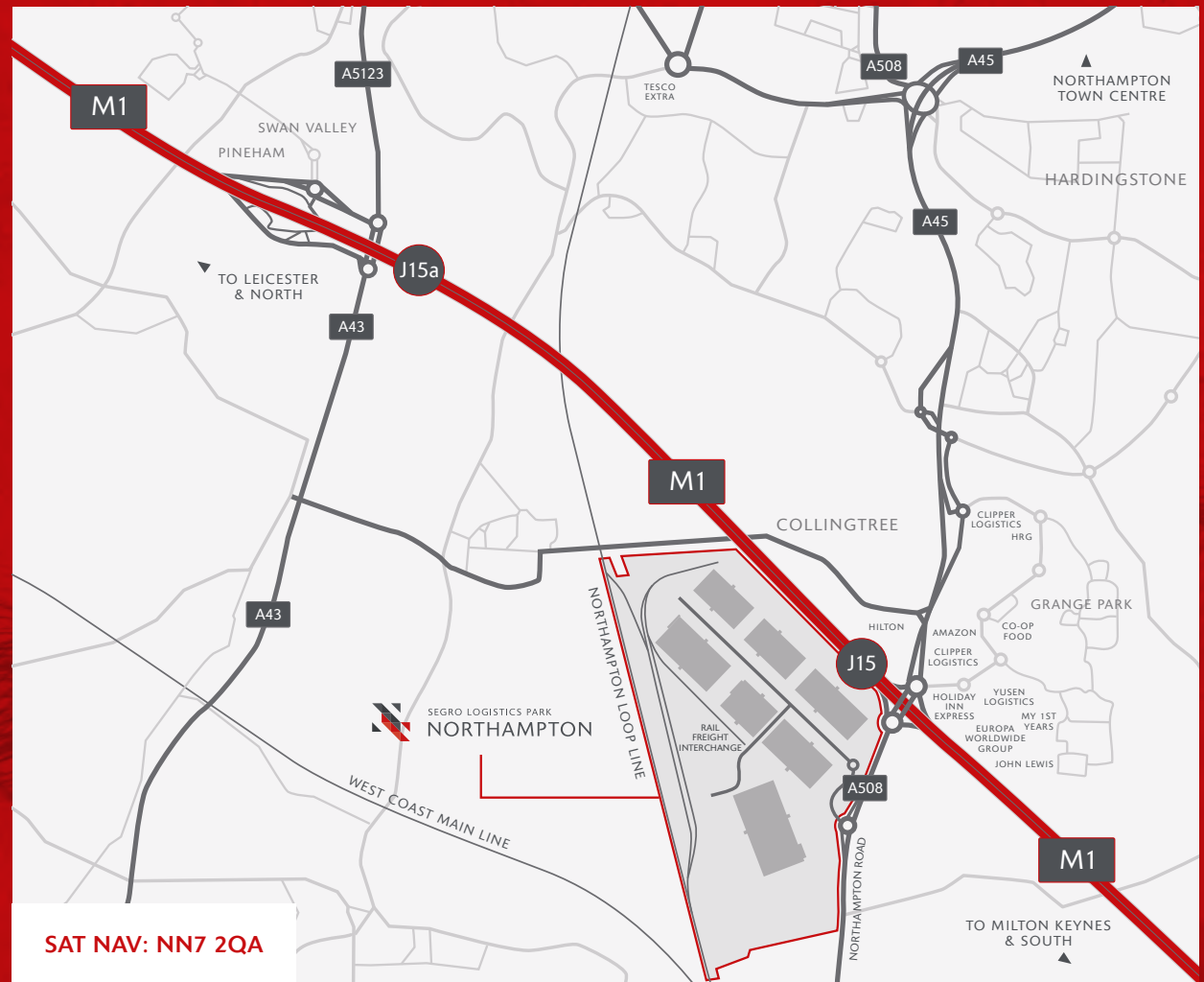
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SAT NAV: NN7 2QA

M1 J15	0.1 mile	Birmingham	55 miles
Northampton	4 miles	London	64 miles
M6 J1 / A14	24 miles	Leeds	134 miles
M25 J21 / M1	42 miles	Manchester	143 miles

Distances by Google Maps

[SLP-NORTHAMPTON.COM](http://SLP-NORTHAMPTON.COM)

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West  
Northamptonshire  
Council

# West Northamptonshire Strategic Plan

Spatial Options Consultation



## Spatial Option 3 – Employment Options at M1 Junction 18

This location is strategically located at the heart of the road and rail network and is well placed in relation to the logistics “golden triangle”.

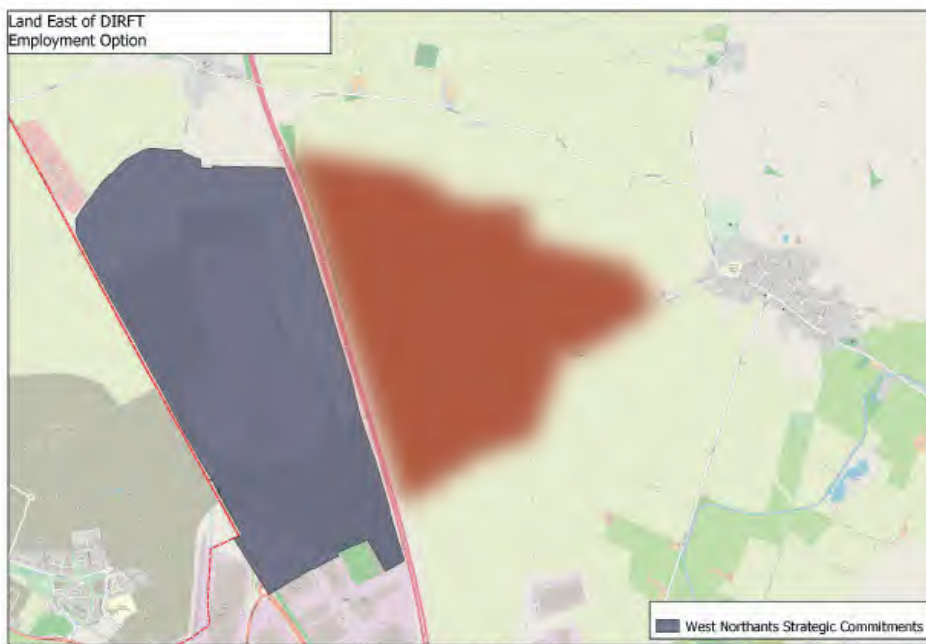
Daventry International Rail Freight Terminal (DIRFT), recognised as being of international significance, has continued to expand and Phase 3 is currently under-construction. As a consequence of the strategic importance of this location it warrants further consideration as a potential area for growth, both in terms of specific expansion at DIRFT but also smaller scale expansion to help serve DIRFT and utilise the specific geographical strengths of the area in terms of the road and rail network.

Furthermore, evidence undertaken for the Daventry Settlements and Countryside Part 2 Plan identified the potential for longer-term needs in this location as DIRFT phase 3 is built out which is further justification for exploring the potential for economic development in this area.

### Consultation Question 20:

Do you agree that there is potential for directing further employment development at M1 Junction 18 as part of the spatial strategy for West Northamptonshire? (Yes/No) Please provide comments to support your answer.

## Spatial Option 3a - Land to the East of DIRFT – Employment



An option situated to the east of DIRFT with the capacity for approximately 106 ha of employment. The area would seek to connecting to the existing and infrastructure at DIRFT including the planned rail-freight terminal associated with DIRFT 3 and would require a new bridge crossing over the M1.

### Strengths

The proximity to the existing DIRFT industrial area and the existing and planned rail-freight terminal will provide access to non-road logistics infrastructure. Proximity to DIRFT also enables further on-site infrastructure e.g. lorry parks, training centre etc to be accessed. Furthermore, proximity to the M1 and A5 allows for road-based connectivity.

The proximity to Rugby, including the Houlton SUE and Crick provide access to services and facilities.

There is the potential opportunity to extend the existing Lilbourne Meadows to provide further natural habitat/biodiversity enrichment in this area.

### Weaknesses

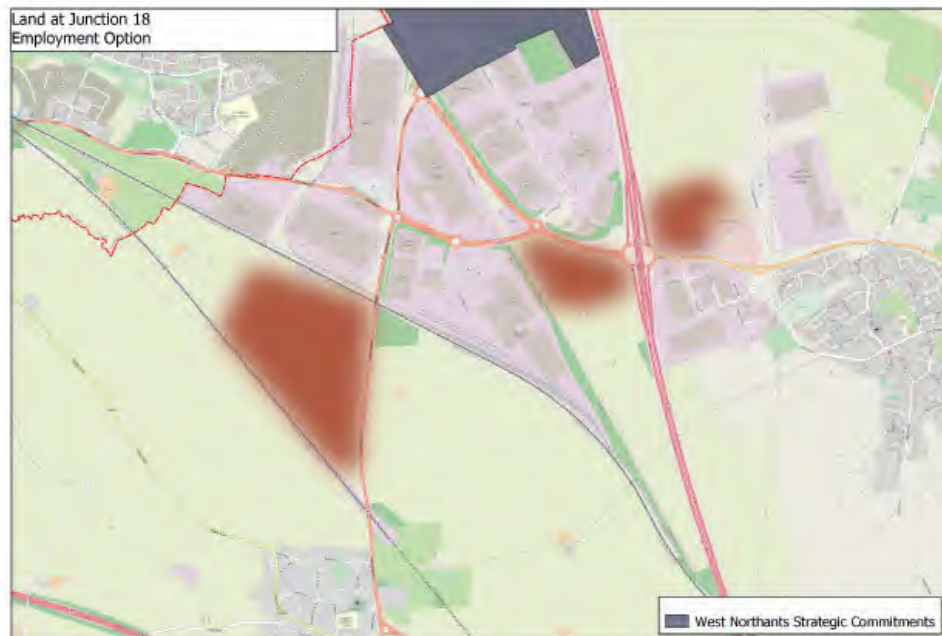
The potential impact on setting of surrounding villages, particularly Lilbourne, Yelvertoft and Crick and the impact on the local landscape are important constraints that this option will need to address.

The proximity to the labour market may also need further consideration but this could be addressed through further enhancements to infrastructure e.g. bus connectivity to Daventry, Northampton and Rugby.

#### Consultation Question 21:

Do you agree that spatial option 3a - Land to the East of DIRFT - has the potential to deliver employment development? (Yes/No) Please provide comments to support your answer.

## Spatial Option 3b - Land at M1 Junction 18 - Employment



Areas of land near to Junction 18 of the M1 and to the south of DIRFT which could come forward for employment use with a total capacity of approximately 63 ha. The various parts of the option would be accessed via the A5 and A428 respectively.

### Strengths

The area benefits from good access to the strategic road network, A5, A14, M45, M6 and M1. There is also potential to access the DIRFT rail freight terminal.

The option is close to Rugby (including the new Houlton SUE), Kilsby and Crick which provide a potential labour market.

The areas within this option are also well-related to existing employment areas so could help support their expansion.

### Weaknesses

Depending on building height and format there is potential for development to impact on the setting of Kilsby for the southern-most area. Although this area is self-contained, it could be perceived as a southern extension of DIRFT which at the moment is wholly to the north of the freight line. There could result in issues of physical and visual coalescence with Kilsby. The southern end of this area is close to the listed Kilsby tunnel entrance.

Development would have the potential to impact on the significance and setting of the designated heritage asset.

The area to the West of the M1 is adjacent to a scheduled monument which could affect the capacity of this area. This area is also an important buffer to help screen DIRFT from Crick and development will need to be concentrated adjacent to the A458.

Public Rights of Way that cross the area will need to be retained (diverted) and the impact on them mitigated.

#### Consultation Question 22:

Do you agree that spatial option 3b - Land at M1 Junction 18 - has the potential to deliver employment development? (Yes/No) Please provide comments to support your answer.

# DIRFT IV VISION SUMMARY

THE UK'S LEADING RAIL-SERVED  
LOGISTICS PARK

[PROLOGIS.CO.UK/DIRFT](https://prologis.co.uk/dirft)

OCTOBER 2022





# INTRODUCTION

This document sets out Prologis' vision for the future expansion of Prologis RFI DIRFT on land east of the M1.



## ABOUT DIRFT

Over the last 18 years at Prologis RFI DIRFT, we are proud to have worked with the Local Council and communities to create the UK's most successful rail served logistics park. Employing well over 10,000 people in an ever-expanding range of jobs. It is the first park of its type to deliver:



## ABOUT PROLOGIS

Prologis is the leading global real estate provider in industrial and logistics buildings. We deliver much more than just buildings; we create places where our customers and communities can flourish.



A LORRY PARK TO PROVIDE WELFARE FOR DRIVERS



A HUB BUILDING AND DEDICATED TRAINING PROGRAMME



CREATION OF LILBOURNE MEADOWS NATURE RESERVE



## RAIL TERMINAL

a kilometre long rail terminal that allows the sustainable transportation of goods via rail freight that will save money and help save the planet

# OUR VISION

Prologis is seeking to take its flagship RFI DIRFT project into the future and create a truly outstanding development for West Northamptonshire that everyone can be proud of.

West Northamptonshire Council is preparing a new Strategic Plan which will guide development in the area up to 2050.

The potential expansion of RFI DIRFT to meet the Council's objectives for sustainable economic growth and investment is recognised on land to the east of the M1 (Spatial Option 3a).



# OUR PROPOSALS


Prologis RFI DIRFT is the UK's premier logistics park due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road connections to the M1 and M6/A14 interchange.

We are seeking to build on the success and legacy of DIRFT through the expansion of the park to deliver around 4 million sq ft of logistics floorspace set within a vast parkland area that will create new habitat areas. The expansion of DIRFT will be achieved via private road connections to the existing estate on the west of the M1. The ability to link the site to DIRFT is a unique benefit that only Prologis can deliver and will reduce the number of commercial vehicles using the strategic highways network.



Indicative image of meadowlands

# PROPOSAL MASTER PLAN



**INTEGRATION**

Integration with the existing DIRFT estate via two new bridges over the M1. This is a unique benefit only Prologis can deliver and will reduce the number of commercial vehicles using the strategic highways network.


The site includes no listed buildings, Scheduled Ancient Monuments or Conservation Areas.

Its location relative to key national road and rail networks ensures that goods can be moved quickly across the UK.



**USE OF FREIGHT**

Promote the use of freight for the transportation of goods where possible.




**EXTENSION**

Over 50% of the proposals will be landscape through an extension of Lilbourne Meadows delivering recreational and biodiversity benefits with public access.



**VELVERTOFT MEADOWS**

Creation of Velvertoft Meadows with substantial areas of open space, new footpaths, woodland, watercourse enhancements and other habitats.



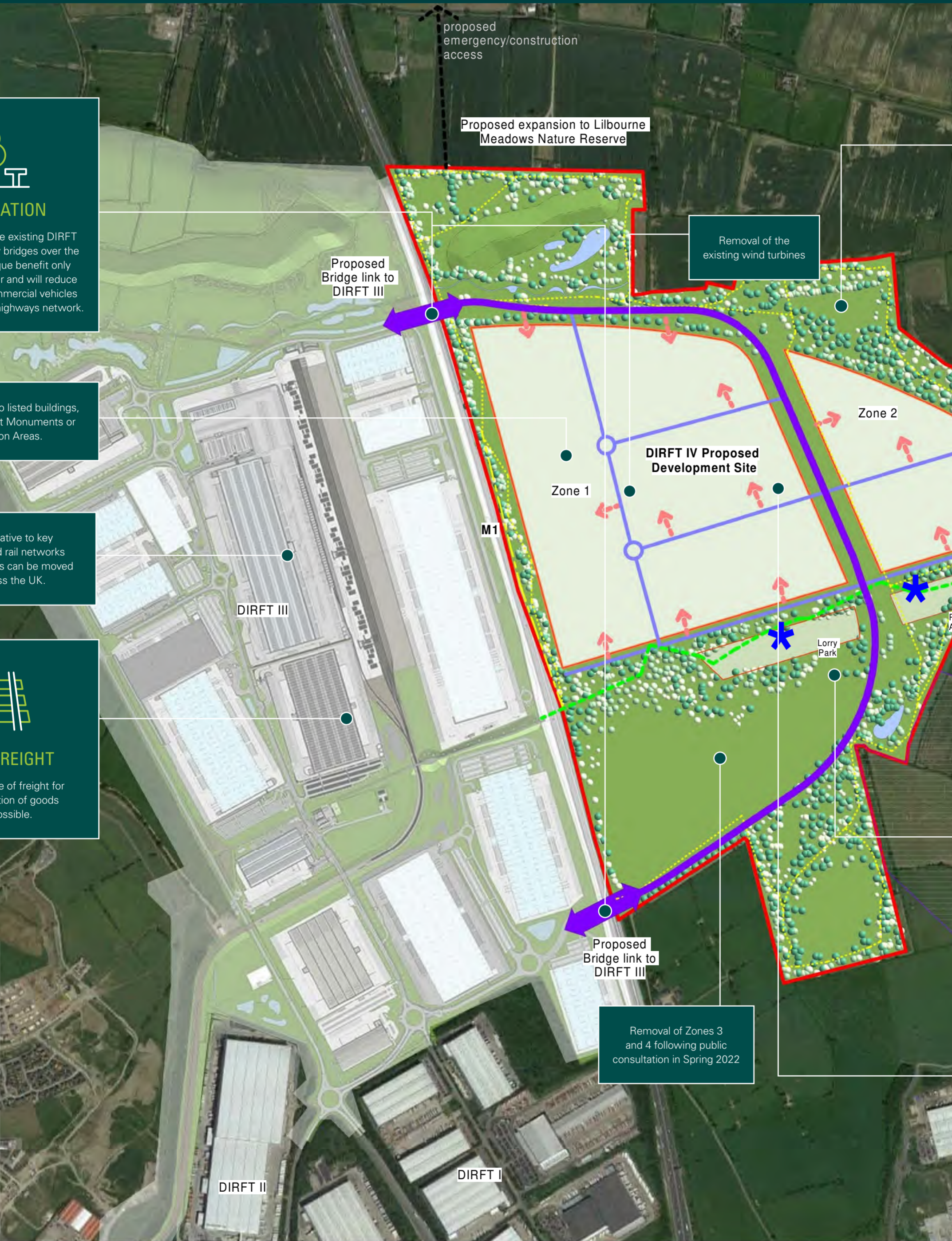
**THRIVING**

Creation of a thriving park community through a new amenity hub and Lorry Park.



**SUSTAINABILITY**

A game changer in sustainability that will provide a photovoltaic solar cell and battery system that would fully serve the energy needs of the park.



**Key**

- Site Boundary
- Proposed Development Zone
- PROW Bridleway (footpath link)
- Potential Footpath
- Primary Access
- Potential Plot Access
- Proposed Access Point
- ★ Proposed Park Amenity Hub/Lorry Park
- Enhanced Landscape Buffer along Development Edge
- Potential Green / Blue Infrastructure to support Biodiversity
- ↔ Potential New Bridge Vehicle and Pedestrian Access (indicative)
- Solar Panel Array Consented Scheme

# WHAT ARE THE BENEFITS OF THE SCHEME?



1

## INVESTMENT, JOBS AND TRAINING

At Prologis we are committed to investing in people through the Prologis Warehousing and Logistics Training Programme (PWLTP) to train and reskill unemployed people by equipping them with the knowledge needed to pursue a career in logistics.

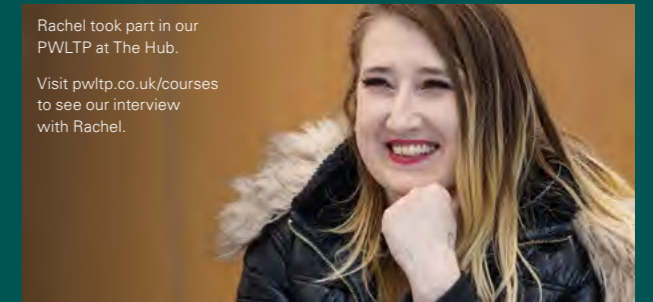
### AT DIRFT IV WE WILL:

Continue the successful training programme at RFI DIRFT by investing in people further, through the creation of over 6,000 jobs at the operational phases of development.

Our research has shown that logistics jobs are evolving and will create specialist and highly skilled careers in HR, robotics, engineering, and coding.

## THE PROPOSALS WILL GENERATE OVER:

- £219M GVA PER ANNUM
- £10.5 MILLION IN BUSINESS RATES REVENUE PER ANNUM



Rachel took part in our PWLTP at The Hub. Visit [pwltp.co.uk/courses](http://pwltp.co.uk/courses) to see our interview with Rachel.

2

## ENVIRONMENTAL STEWARDSHIP, SOCIAL RESPONSIBILITY AND GOVERNANCE (ESG)

At Prologis we want to build a sustainable future. We have embedded environmental stewardship, social responsibility and governance (ESG) across our business.

### AT DIRFT IV WE WILL DELIVER:

A game changer in sustainability through the following measures:

- Provision of photovoltaic solar cell and battery system that would fully serve the energy needs of the park.
- A net zero carbon development through exemplar standards in sustainable design and construction.
- Promotion of the use of rail freight for transportation where possible.

### OUR VISION

Create and foster change – deliver cheaper power and lower energy costs.

### THE RELEVANCE

We want to counter climate change and be a catalyst to deliver more sustainable power generation.

### THE BENEFIT

We want DIRFT IV to generate more power than it uses.

### THE EVIDENCE

We are leaders in sustainability.



Prologis is the only logistics developer, globally, to be awarded HRH Terra Carta Seal for Sustainability.



Working in partnership with Cummins Ltd, Prologis has completed the first logistics building in the UK to go beyond zero carbon in both construction and operation.

3

## PARKlife™

At Prologis, the creation of a place that provides customer and local community well-being is integral to the success of our Parks.



### AT DIRFT IV WE WILL DELIVER:

A landscape-led development which delivers biodiversity net gain and will create recreational benefits for the whole community through the provision of:

- An extension of Lilbourne Meadows to include extensive native planting and habitats and public access.
- Creation of Yelvertoft Meadows with substantial areas of open space, new footpaths, woodland, watercourse enhancements and other habitats.
- Creation of a thriving park community through provision of an amenity hub and Lorry Park.
- Integration with the existing DIRFT estate via two bridges over the M1 which will create real highways benefits.



# IN CONCLUSION

## TIME SCALES

Prologis is looking to work with the Council and local communities through the plan-making process. There are various stages for the Council to go through before the New West Northamptonshire Strategic Plan will be put in place. We anticipate that the proposals for DIRFT IV would not come forward until around 2030.

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## SUMMARY

We are a significant investor in West Northamptonshire. RFI DIRFT is already a global trailblazer in sustainable development and place-making. DIRFT is a scheme that we should all be proud of. Our proposals at DIRFT IV will take this development to another level. It is a real game changer for West Northamptonshire Council.

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## WHAT'S NEXT

We are holding a series of meetings with the Parish Councils to develop our plans and obtain feedback on the vision of the scheme and the development principles.

**WE WANT TO HEAR FROM YOU.**

**[DIRFTIV@PROLOGIS.COM](mailto:DIRFTIV@PROLOGIS.COM)**



**“Build to Suit”**

**Manufacturing and Research & Development  
Opportunities.**

**100,000 Sq ft – 1,000,000 sq ft**

**Property Highlights**

- Major extension to the 1.75m sq ft Mira Technology Park Enterprise Zone development
- 150 acre Built to Suit development
- Allocated land capable of accommodating a total 2.5m sq ft Class E, B2 & ancillary B8
- Capable of accommodating up to 1million sq ft in a single building
- Planning to be submitted Q1 2022
- Delivery from Q2 2023 onwards

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# MIRA Technology Park Southern Extension

Watling Street, Nuneaton, CV10 0TU

## Location

The scheme is strategically located fronting the A5 Watling Street. It is positioned at an established Manufacturing and R&D location, 5 miles north west of M69 J1 and 8 miles south east of M42 J10. Nuneaton Town Centre is 2 miles south, with Hinckley 2 miles east.



Nuneaton train station is within 3 miles providing a direct service to London. Birmingham and East Midlands Airport are both highly accessible.

## Demographics

- 1,000+ workforce at Mira Technology Park
- 650,000 manufacturing & engineering employees in the Midlands
- 14% of the UKs advanced engineering workforce based in the West Midlands
- Links to over 70 Midland based universities through the MIRA Technology Institute
- *Data source: Invest WM*

## Accessibility

Destination	Distance
Birmingham	26 miles
Manchester	98 miles
Leeds	107 miles
Bristol	114 miles
London	100 miles

## Proximity to Airports

Destination	Distance
Birmingham Airport	19 miles
East Midlands	26 miles
Manchester	89 miles
London Heathrow	100 miles

## Availability & Terms

Bespoke buildings are available from 100,000 sq ft upwards. Opportunities are available on a leasehold BTS basis. Please contact the retained agents.



## Delivery Partners

Mira Technology Park is being delivered by a high calibre joint venture between Evans Randall Investors and Horiba Mira. The joint venture has significant in-house property development expertise and capability and has assembled an experienced professional team that is focused on efficient and high-quality delivery within [18] months, to the highest environmental standards.

**Evans Randall Investors** is a real estate private equity and investment business established in 2004. They have completed more than £9B of European real estate transactions and over £1B of development transactions.

**Swanvale Developments** provides specialist development and project management services and has proven track record of delivering development projects across the UK and covering all sectors.

**Barton Willmore** is the UK's leading independent planning and design consultancy.

**Stephen George + Partners** have over 50 years' experience in delivering master planned development across the UK and Europe.

The delivery partners have unrivalled experience in the funding, design, delivery and management of complex and sustainable projects.



## Viewing & Further Information

Strictly by appointment with the sole agents,  
Cushman & Wakefield.

David Binks  
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[david.binks@cushwake.com](mailto:david.binks@cushwake.com)

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**TO LET**  
**MIRA Technology Park Southern  
 Extension**  
 Watling Street, Nuneaton, CV10 0TU



**Important Notice**

Cushman & Wakefield Debenham Tie Leung Limited ("C&W") gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

**TO LET**

# MIRA Technology Park Southern Extension

Watling Street, Nuneaton, CV10 0TU



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**Prime Land.**  
**Prime Automotive Location.**  
**Prime Opportunity.**

**Site 59**



In the heart of the UK's automotive industry and part of Europe's largest leading transport technology park, the South Site development site comprises 145 acres of prime employment land strategically located opposite the Technology Park and linking directly to the extensive R&D facilities at HORIBA MIRA.

Capable of providing up to 2.3 million sq ft of major R&D and manufacturing facilities, this self-contained site benefits from direct integration with the world-famous test facilities and R&D resources at the Technology Park, as well as the opportunity to promote an occupier's independent corporate identity. MIRA Technology Parks' unique and market-leading status has already attracted global automotive giants such as Aston Martin, Bentley, Honda, Toyota and Jaguar Land Rover.

The site inherits HORIBA MIRA's global automotive profile and benefits from 850 acres of R&D engineering resources, world-class test facilities, skills availability and excellent transport links.

The development land already enjoys the advantages of significant infrastructure improvements, including direct access to the upgraded A5 opposite the main Technology Park entrance and improved transport measures.

The South Site represents a rare opportunity to deliver a large scale bespoke facility for engineering companies and manufacturers, and join the list of global brands to become part of one of Europe's fastest growing automotive R&D clusters.

# South Site Expansion

**In a significant stride towards bolstering the UK's manufacturing prowess, proposals for a major expansion of MIRA Tech Park have been approved by North Warwickshire Borough Council.**

In a monumental move for the Midlands, the South Site expansion at MIRA Tech Park has been unanimously supported. The approved South Site will deliver a high-quality, masterplan development incorporating 2.3m sq ft of large scale manufacturing and industrial facilities that are complementary to the extensive R&D facilities and campus at the existing MIRA Tech Park site.

This major expansion is expected to create 2,500 highly skilled jobs, and progress on site will be supported by major power and road infrastructure investment, creating an environment conducive to growth with a range of building sizes from 250,000 sq ft to suit tenant requirements.

Tim Nathan, Managing Director of MIRA Tech Park, "We are thrilled with this announcement, which is a key milestone unlocking the next phase of this long-term project and which will further establish MIRA Tech Park as a globally attractive location and UK national asset."

What sets the South Site apart is its seamless integration with an established sister site, renowned for its technical expertise. This synergy not only fosters collaboration but also enhances operational efficiency, meeting the needs and requirements of businesses in the growing hi-tech manufacturing industry. Positioning the site as a highly strategic development in the Midlands Engine.

As part of the larger MIRA cluster, the South Site enjoys the benefits of the existing Tech Park planning consent and infrastructure investment, to grow to an impressive 4 million square feet upon completion. This expansion presents a golden opportunity for large-scale advanced manufacturing in next-generation mobility and cleantech technologies. With early applications set to fast-track delivery, the realisation of this ambitious project is well on its way for construction in 2025.

This venture signals a transformative shift, shaping the future of industrial innovation, commercialisation, and economic growth in the region.

Supported by local Councils and Enterprise Partnerships, this joint venture will be delivered by Evans Randall Investors alongside development manager, Swanvale Developments. Cushman & Wakefield are the appointed leasing agents for the South Site, masterplans have been architected by Stephen George + Partners and Stantec has provided planning consultancy for the project.

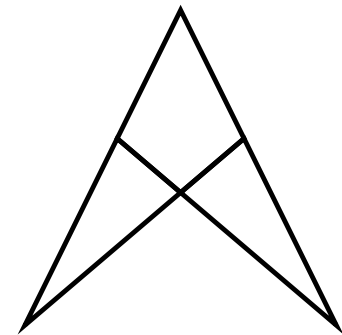
Final planning consent is subject to confirmation on section 106 and Highways final approval.



Site 60

# THE MASTERPLAN

Executive Summary



**ARDEN CROSS**  
UK CENTRAL

**Arden Cross is a nationally significant development creating a world leading economic hub for the Midlands.**

By co-locating business, living and learning within a sustainable urban environment with the highest quality infrastructure, it will create a positive, long lasting legacy.

As an internationally renowned business destination with unrivalled connectivity, and through its emphasis on being truly mixed use, it will enhance quality of life regionally, support productivity and contribute towards a low carbon future.







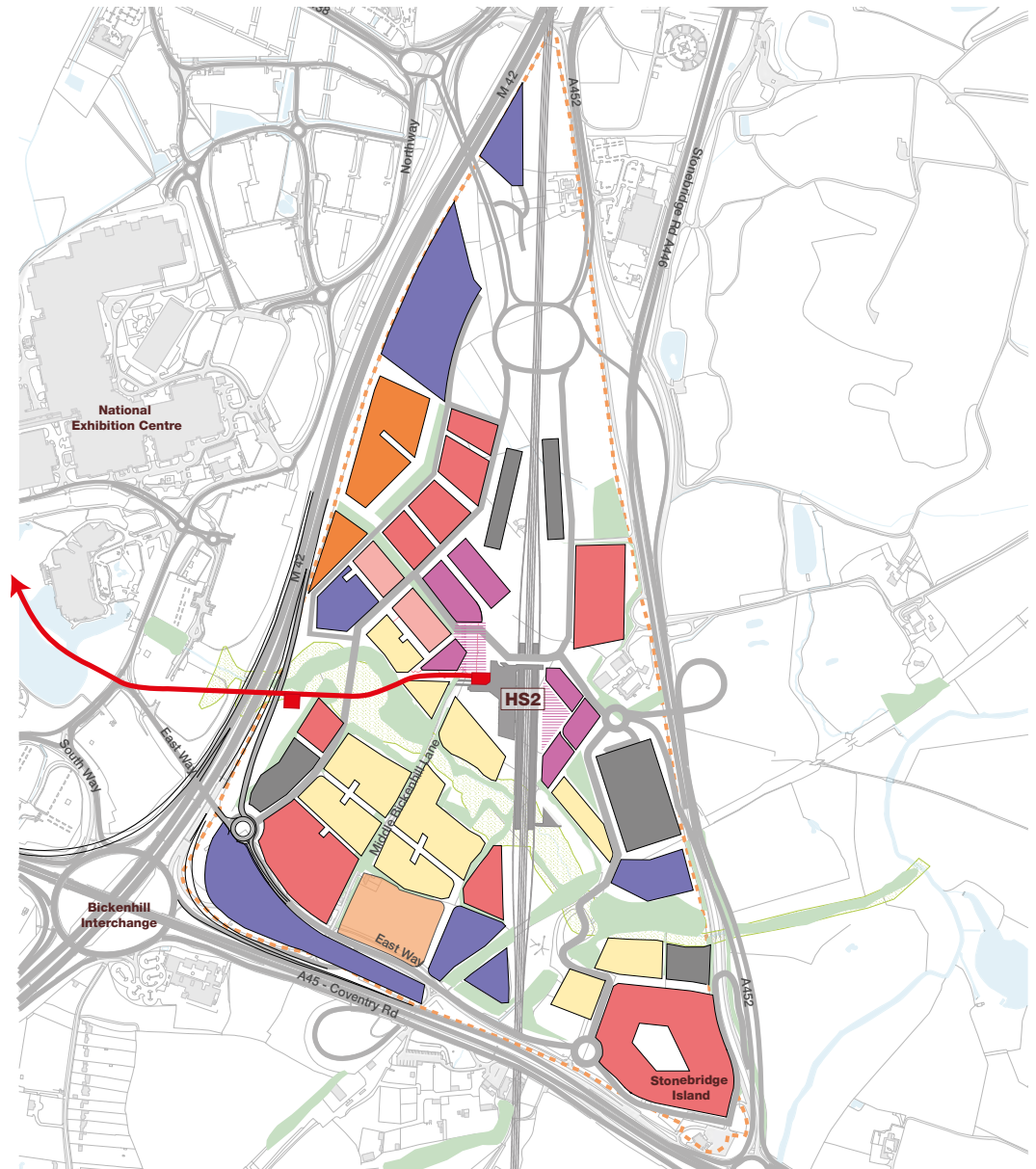
**The 140 hectare (346 acre) site will support up to 27,000 jobs and deliver up to 3,000 new homes as well as 6 million square feet of employment space.**

Workers, residents and visitors will benefit from unparalleled access to air, rail and road. The strategic location in the heart of the UK and close proximity to some of the world's best universities and a highly skilled workforce, will provide an unbeatable proposition for international business.

The HS2 Interchange station will place Arden Cross at the centre of the national high speed rail network and become a catalyst for further investment.

#### PLAN KEY

- Research And Innovation
- High value manufacturing & Production
- Residential communities
- HS2 Arrival Amenities & Grade A Offices
- Hotels & Hospitality
- Academic campuses
- Personal parking zones
- Landscape & Public Realm
- APM





HS2 Interchange Station



The Central Avenue multi-modal corridor

**Arden Cross will create a whole new commercial and residential community of national importance, centred around the principles of sustainability and connectivity.**

It will create new neighbourhoods and locations for leisure and learning as well as living and working, right at the very heart of the country.

A clear sense of place will be at the centre of everything at Arden Cross, with a series of new urban quarters, each with their own unique character, building upon the opportunity to deliver significant environmental improvements as well as significant economic growth.

**Whilst encouraging walking and cycling, through attractive and safe landscaped routes, new site-wide public transit networks will connect all of the new character areas of the Arden Cross community.**

Supporting the commitment to incorporate and promote sustainable transport, there will be efficient land-use, such as multi-storey parking at the key 'gateway' entrances to the site.

A unique matrix of public spaces built around historic tree lines, wildlife-rich hedgerows and water features were identified from day one in order to establish both green and blue infrastructure.

This approach will also create a future proofed environment that can respond to climate change and other priorities. Following the launch of this masterplan, Arden Cross will consult widely to build consensus and work corroboratively to ensure the development is maximised to the benefit of everyone, both inside and outside the site.



The Parklands community quarter

Arden Cross will deliver...

£3bn  
DEVELOPMENT

140  
HECTARE SITE (346 ACRE)

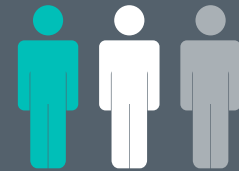


UP TO



3,000 NEW HOMES

Supporting up to



27,000

JOBS



UP TO  
6m

SQ FT OF COMMERCIAL DEVELOPMENT

**Bringing the vision behind Arden Cross to life is a complex process that requires the input of many stakeholders and will take time to deliver to ensure the vision is delivered.**

By working in partnership and leveraging both public and private sector investment, Arden Cross will be a destination that works for the decades ahead as well as from the day it begins.

Its exemplary co-operative approach will mean it ties into wider regional and national priorities right from the start.

By developing in a joined-up way alongside the wider UK Central Hub programme, Arden Cross will fulfill its role sooner and with more effectiveness than if it was developed alone.

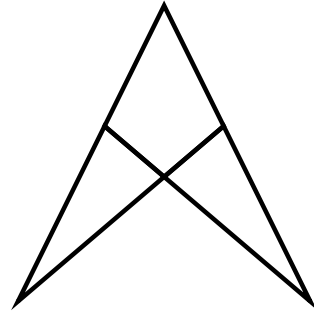


**The development will be delivered by Arden Cross Ltd (ACL), a special purpose delivery vehicle created by landowners Birmingham City Council, Coleshill Estate and the Packington Estate.**

All of the landowners are committed to a shared vision of building a world class, smart and connected destination at the heart of the Midlands.

It will unite research and residential land uses with commercial and connectivity ones, while creating something entirely new in the process.





# ARDEN CROSS

U K C E N T R A L



WestonWilliamson+Partners  



## 6. Local Plan Policy Options

### Site Allocations

#### Site Boundary



#### **POLICY SE1: KINGSWOOD LAKESIDE EXTENSION 2, NORTON CANES**

Land at Kingswood Lakeside, shown as SE1 on the Policies Map, is allocated for employment floorspace up to 500,000sqm.

A Sustainability Statement will be required to set out how the development will maximise opportunities for on-site production and use of low and zero carbon energy and heat, how the development will incorporate and/or link, to low and zero carbon energy and heat systems, and to take account of projected changes in temperature, rainfall and wind to ensure that the development remains resilient to the effects of climate change.

Vehicular access will be via Blakeney Way, with a minimum of two primary points including access to the development from Blakeney Way. A Transport Assessment and Travel Plan will be required to support the application.

Vehicle parking will be provided as an integral part of the scheme, with provision for electric vehicle charging and generous planting to limit impact on visual amenity and ameliorate impact on climate change.

Provision of a network of pedestrian, cycle and vehicular ways to connect to, and integrate with the existing employment site and Norton Canes.

A bus stop on Blakeney Way to serve new employees will be delivered, subject to feasibility and viability considerations with the network provider. Applicants must demonstrate this option has been fully explored as part of the Design and Access Statement.



## **6. Local Plan Policy Options**

### **Site Allocations**

**Redevelopment on any part of the site which is previously developed and considered to be subject to contamination will need to be supported by an assessment and remediation statement.**

**In accordance with national planning guidance, the impact of removing land from the Green Belt should be offset compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land.**

**A Landscaping Strategy will be required to ensure that the development form and layout minimises the adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape.**

**The design, layout and landscaping of the site is required to limit the perception of coalescence between Heath Hayes and Norton Canes and to minimise adverse impacts on the settings of both settlements.**

**A new community park will be created, enhancing existing habitats and ecological features on sites including the ponds and woodlands. Public access will be retained to existing open space and enabled to less ecologically sensitive areas of the site. Opportunities to link with wider green infrastructure corridors and to expand connectivity with ecological corridors will be identified through the proposal.**

**A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of the site development, in accordance with Policy SO7.2. An Ecological Impact Assessment also will be required in accordance with Policy SO7.1.**

**The development will incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment.**

**If over 50 full time equivalent jobs will be created during the construction phase and by future occupiers, the development proposals will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people.**



## 6. Local Plan Policy Options

### Site Allocations

#### Concept Diagram



#### Key

- |                                    |  |
|------------------------------------|--|
| Site Boundaries                    | Potential Active Travel Routes&Connections                   |
| Existing Streets                   | Indicative Location for Enhanced Screening                   |
| Existing PRoWs                     | Indicative Location for Employment Use                       |
| Existing Area of Woodland          | Indicative Location for Additional Employment Infrastructure |
| Indicative Vehicular Access Points |  |

# Site 62 - SE1 Allocation Kingswood Lakeside Extension







## 6. Local Plan Policy Options

### Site Allocations

#### **Strategic Site Specific Policy - Watling Street Business Park Extension**

**Site Reference:** SE2

**Address:** Watling Street Business Park

**Proposed Use:** 50,000sqm of industrial and logistics floorspace (E(g)iii), B2 and B8 floorspace.

**Site Area (Hectares):** 15.4

**Net developable area:** 5.5 Hectares

#### **Description of Site**

The proposed allocation comprises 50,000sqm of industrial and logistics floorspace (Use Classes E(g)(iii), B2 and B8. This will comprise redevelopment of the existing site (with the retention of two existing employment units on the existing employment site).

The proposed site will provide 10% Biodiversity Net Gain through a mix of on and off site provision. In regards to Sustainability, 20% of parking spaces will be for EV Charging, with all units meeting the EPC A rating, with associated PV charging points and SuDS.

#### **Site Boundary**





## **6. Local Plan Policy Options**

### **Site Allocations**

#### **POLICY SE2: WATLING STREET BUSINESS PARK EXTENSION**

**Land to the south of the existing Watling Street Business Park, shown as SE2 on the Policies Map, is allocated for employment floorspace up to 50,000sqm.**

**A Sustainability Statement will be required to set out how the development will maximise opportunities for the use of low and zero carbon energy and heat, how the development will incorporate and/or link, to low and zero carbon energy and heat systems, and to take account of projected changes in temperature, rainfall and wind to ensure that the development remains resilient to the effects of climate change.**

**Vehicular access will be via the existing access onto the A5. The existing access will however be amended to only allow entry and exit from the westbound carriageway of the A5.**

**Vehicle parking will be provided as an integral part of the scheme, with provision for 20% of the parking spaces for electric vehicle charging and generous planting to limit impact on visual amenity and ameliorate impact on climate change.**

**Provision of a network of pedestrian, cycle and vehicular ways to connect to, and integrate with the existing employment site and surrounding area.**

**A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of the site development, in accordance with Policy SO7.2. An Ecological Impact Assessment also will be required in accordance with Policy SO7.1.**

**In accordance with national planning guidance, the impact of removing land from the Green Belt should be offset compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land.**

**A Landscaping Strategy will be required to ensure that the development form and layout minimises the adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape. The development will incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment.**

**Development should have no adverse impact on the water quality of Cannock Extension Canal SAC. A Habitats Regulation Assessment will be required to assess potential impacts and determine any necessary mitigation.**

**If over 50 full time equivalent jobs will be created during the construction phase and by future occupiers, the development proposals will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people.**



## 6. Local Plan Policy Options

### Site Allocations

#### Concept Diagram



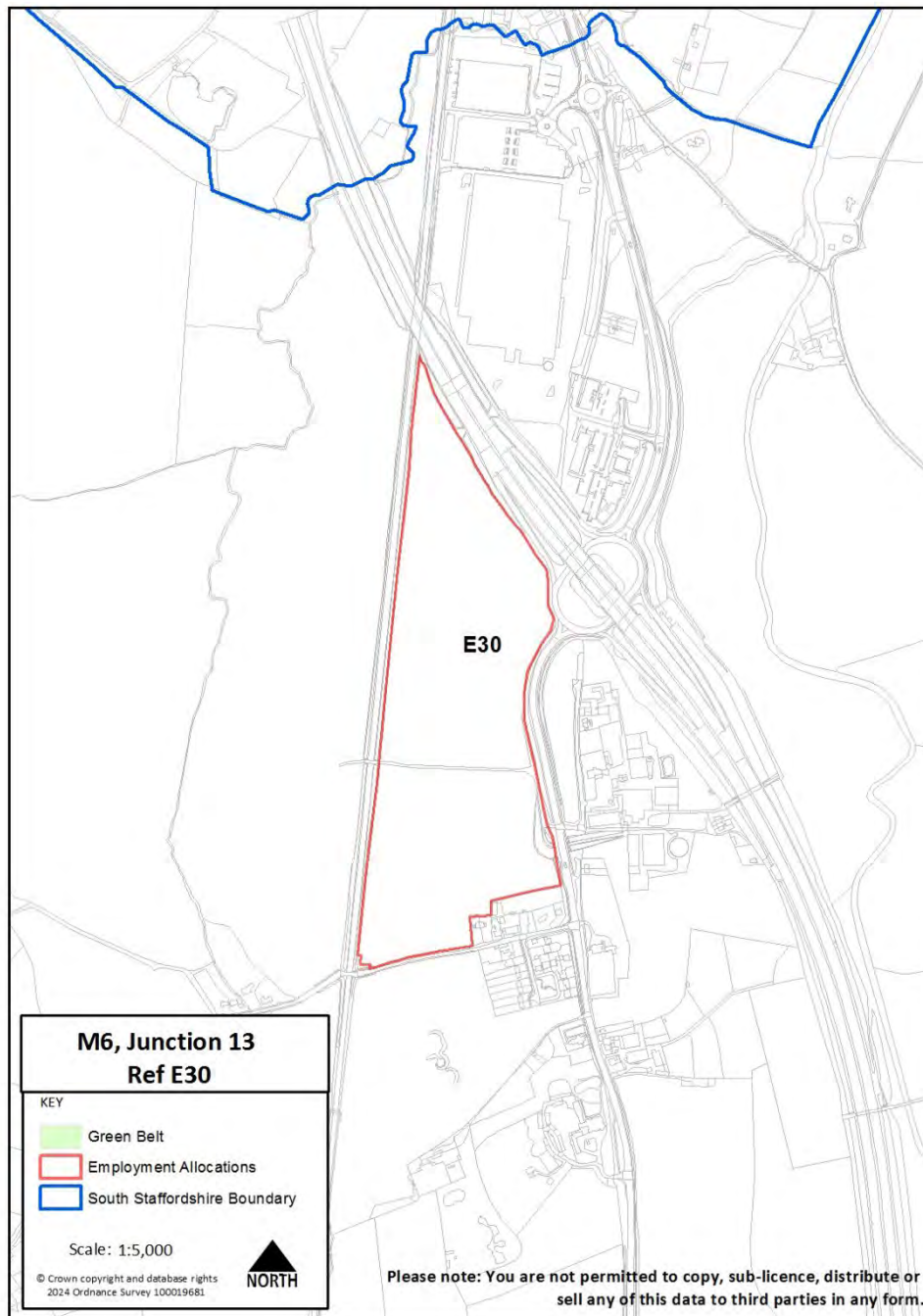
#### Key

- |                           |  |
|---------------------------|--|
| Site Boundaries           | Existing PRoWs   |
| Existing Streets          | Indicative Vehicular Access Points                           |
| Existing Area of Woodland | Indicative Location for Employment Use                       |
| Existing Pond             | Indicative Location for Additional Employment Infrastructure |

# Site 63 - Watling St Business park Extnsion - Site Allocation SE2



Site reference	E30	Address	M6 Junction 13, Dunston
Location	Dunston		
Site size	17.6ha	Proposed use	E(g); B2; B8



Site access requirements	Access via the A449
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## M6 Junction 13 Employment Proposals

### The Site

This site is located in South Staffordshire, close to the boundary with Stafford Borough with the village of Dunston to the south. The site is bound to the north by the M6, to west by the Birmingham branch of the West Coast Mainline, and to the east by Junction 13 of the M6 and the A449.

The site is not located in the Green Belt and given its proximity to the M6 and the wider strategic road network would become one of the best-located employment sites in the region.



Site Location Plan

### Proposals

We want to create a high quality, modern, sustainable and industry leading employment Park that provides benefits to the local community and improves the local environment.

Our proposals would deliver approximately 55,750 sqm (600,000 sq ft) of industrial and logistics space, helping to meet increasing industry demand whilst addressing employment land supply constraints within the region.



## Economic Benefits for South Staffordshire

Our Parks strengthen local economies, bringing much needed local jobs and economic growth. They also enable companies to stay and grow in their local area.

The development would offer a variety of jobs at differing skill levels, with an increasing proportion of higher-skill roles associated with engineering and technological professions in response to increased automation and robotics in the sector and more advanced supply chain processes. Office-based roles are increasingly co-locating alongside production and logistics uses as it is convenient for these people to be closer to the operations they control and analyse. Each unit would feature Grade A office space, supporting job opportunities across a range of business support and administrative functions.

This would in turn lead to the creation of more than 1,000 jobs at the construction and operational phases. On top of this, analysis indicates that for every 10 new on-site jobs created, another 7 to 12 jobs are created offsite across the wider supply chain.

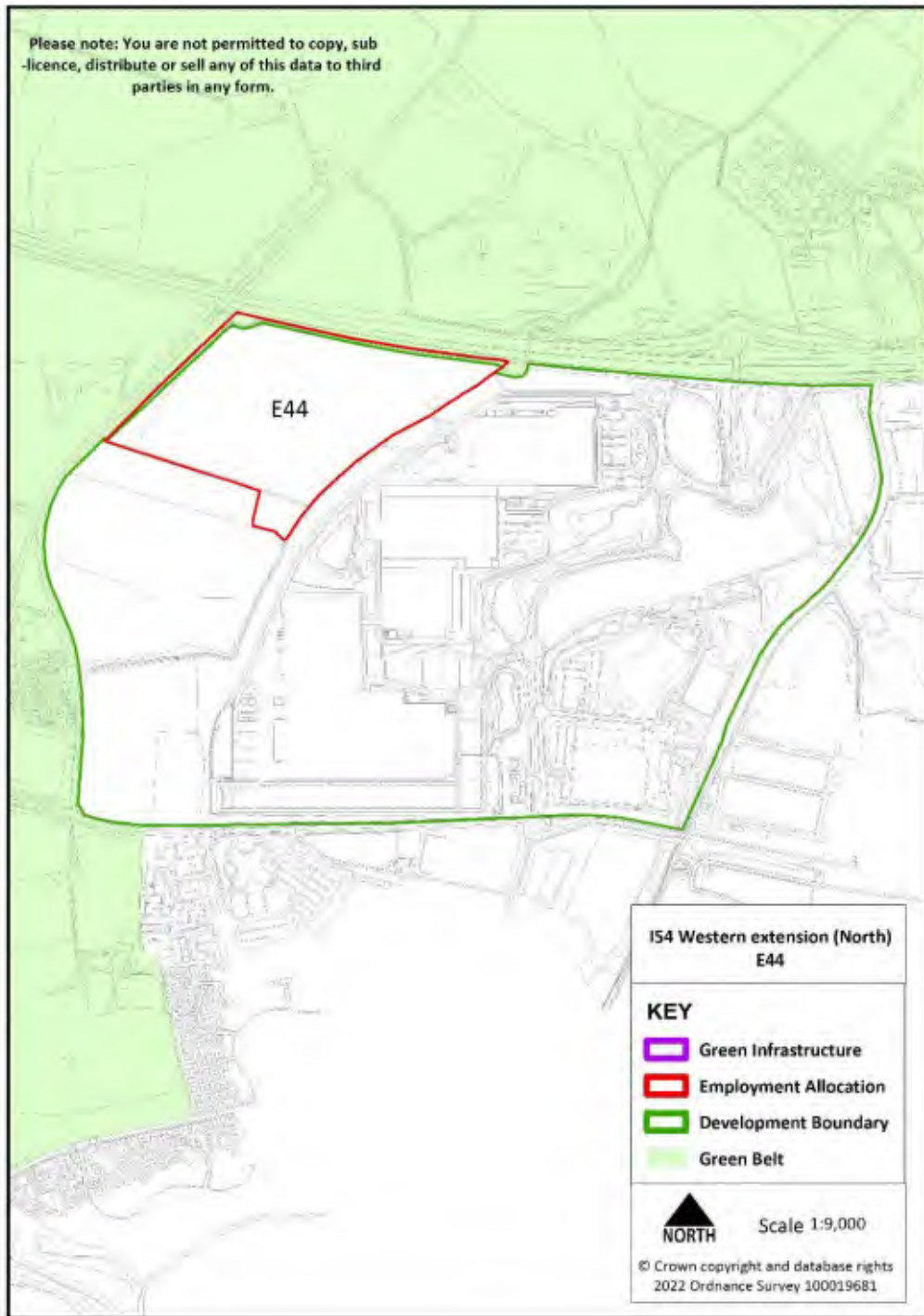
A growing number of our buildings are used as company headquarters and provide a diverse range of jobs.

The development would also bring significant local benefits, including:

- Significant economic boost to the local economy, with Gross Value Added of circa £46.4 million per annum.
- Total business rates amounting to circa £1.8 million per annum, supporting the delivery of local services.
- A range of new jobs for local people, including approx.. 140 gross construction jobs per annum over the construction period and approx.. 880 gross operational jobs (many of which would be in highly skilled areas).
- Opportunities for young people, such as pupil visit days, work experience placements, apprenticeships, and graduate schemes.
- Numerous exciting opportunities for collaboration with the local community and St. Leonard's CofE First School, including the provision of extensive community green space to the south of the site and a potential school drop off area.
- Access by public transport to areas of deprivation, providing a range of new job and training opportunities across all skill levels.



Site reference	E44	Address	I54 western extension (north)
Location	Bilbrook		
Site size	16.7	Proposed use	E(g); B2



Site access requirements	Access through existing i54 business park utilising access permitted through previous outline consent (18/00637/OUT).
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