

urban8, units 2 & 3

KINGS NORTON ■ BIRMINGHAM ■ B38 8SR ■ ///SPARKS.BARED.BRASS



New Urban Logistics / Manufacturing Units 115,000 Sq Ft **TO LET – AVAILABLE NOW**

- Potential for occupation from Q3 2024
- 4 miles to M42 J2
- XL power supplies to each unit (5MVA on site)
- 90m secure service yard
- Secure detached units
- 10m clear height
- BREEAM 'Outstanding' & EPC A
- EV charging
- Solar PV's to each unit

BIRMINGHAM

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ACCOMMODATION & SPECIFICATION

UNIT 2	SQ FT
GF / warehouse	55,846
First Floor Office	4,388
UNIT 3	SQ FT
GF / warehouse	51,110
First Floor Office	4,116
TOTAL	55,226
COMBINED TOTAL	115,460

Approximate Gross Internal Areas

SITE PLAN



90M SECURE
SERVICE YARD



EV
CHARGING



10%
ROOF LIGHTS



50 KN/M2
FLOOR LOADING



UP TO 10M
CLEAR HEIGHT



VRV/VRF HEATING
AND COOLING



XL POWER SUPPLIES TO
EACH UNIT (5MVA ON SITE)



SMART LED
LIGHTING



PRIVATE CAR & HGV
PARKING SPACES



FITTED
FLOOR OFFICES



FULL WARRANTY
PACKAGE AVAILABILITY



DOCK & LEVEL ACCESS
LOADING DOORS



CYCLE
STORAGE



24 HOUR
ACCESS



EPC
A

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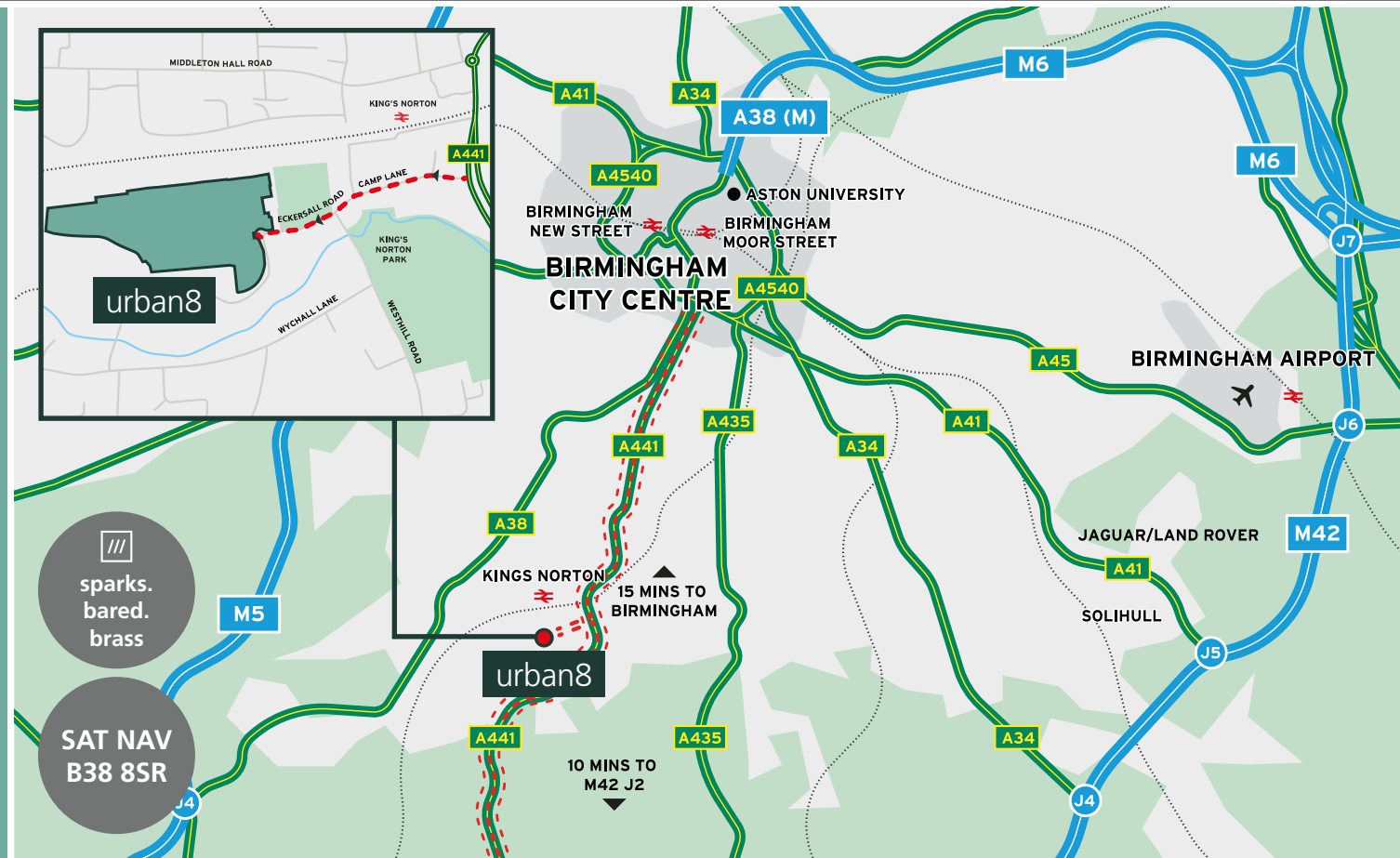


LOCATION

Urban8 is perfectly positioned for last mile urban logistics, located next to Kings Norton railway station and accessible via the A441 which connects to the M42 Junction 2.

COMMUNICATIONS

A441	0.8 miles	3 mins
M42 J2	4.4 miles	10 mins
A38	3.4 miles	9 mins
M5 J4	6.3 miles	16 mins
Birmingham	6.6 miles	18 mins
Wolverhampton	6.8 miles	35 mins
Coventry	28 miles	40 mins
London	116 miles	2 hrs
Kings Norton	0.5 miles	2 mins
Birmingham New St	5.4 miles	14 mins
Birmingham Airport	14 miles	26 mins



FURTHER INFORMATION

Is available through our joints agents and our website:
canmoor-urban8.com

TERMS

All units are available on new FRI leases on terms to be agreed.

PLANNING

Use Classes B2, B8 and E(g)ii and E(g)iii.



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