Brand New Industrial/Warehouse Unit

144,996 sq ft  Available Now

- Brand New Unit
- Strategic Location
- Established Distribution Park
SILVER BULLET is a brand new industrial/warehouse unit, which provides a high quality building for business, industry or distribution, situated within one of the UK’s most successful distribution parks.
ACCOMMODATION (GIA)

<table>
<thead>
<tr>
<th></th>
<th>sq m</th>
<th>sq ft</th>
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<tbody>
<tr>
<td>Warehouse</td>
<td>12,199.62</td>
<td>131,315</td>
</tr>
<tr>
<td>Offices</td>
<td>1,270.97</td>
<td>13,681</td>
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<tr>
<td>Total</td>
<td>13,470.59</td>
<td>144,996</td>
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</tbody>
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SPECIFICATION

- 90 Car Parking Spaces
- 34 HGV Parking Spaces
- 10 Dock Levellers
- 3 Level Access
- 11.5m Eaves Height
Within two miles of Junction 9 of the M42 motorway and Junction T1 of the M6 Toll road.

COMMUNICATIONS

- M6 Toll 2 miles
- M42 - Junction 9 2 miles
- M6 - Junction 4 5.6 miles
- Birmingham 12.5 miles
- M1 Junction 19 29.4 miles

Hams Hall is within a 20 minute drive time of the two major Jaguar Land Rover car plants at Castle Bromwich and Solihull.

The Park benefits from an on-site intermodal rail freight terminal which connects with the ports of Southampton, Felixstowe and Ipswich.

EPC
The EPC for this property is A-23.

FURTHER INFORMATION
Further information is available through our joint sole agents.

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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quotes are approximate. June 2015.