

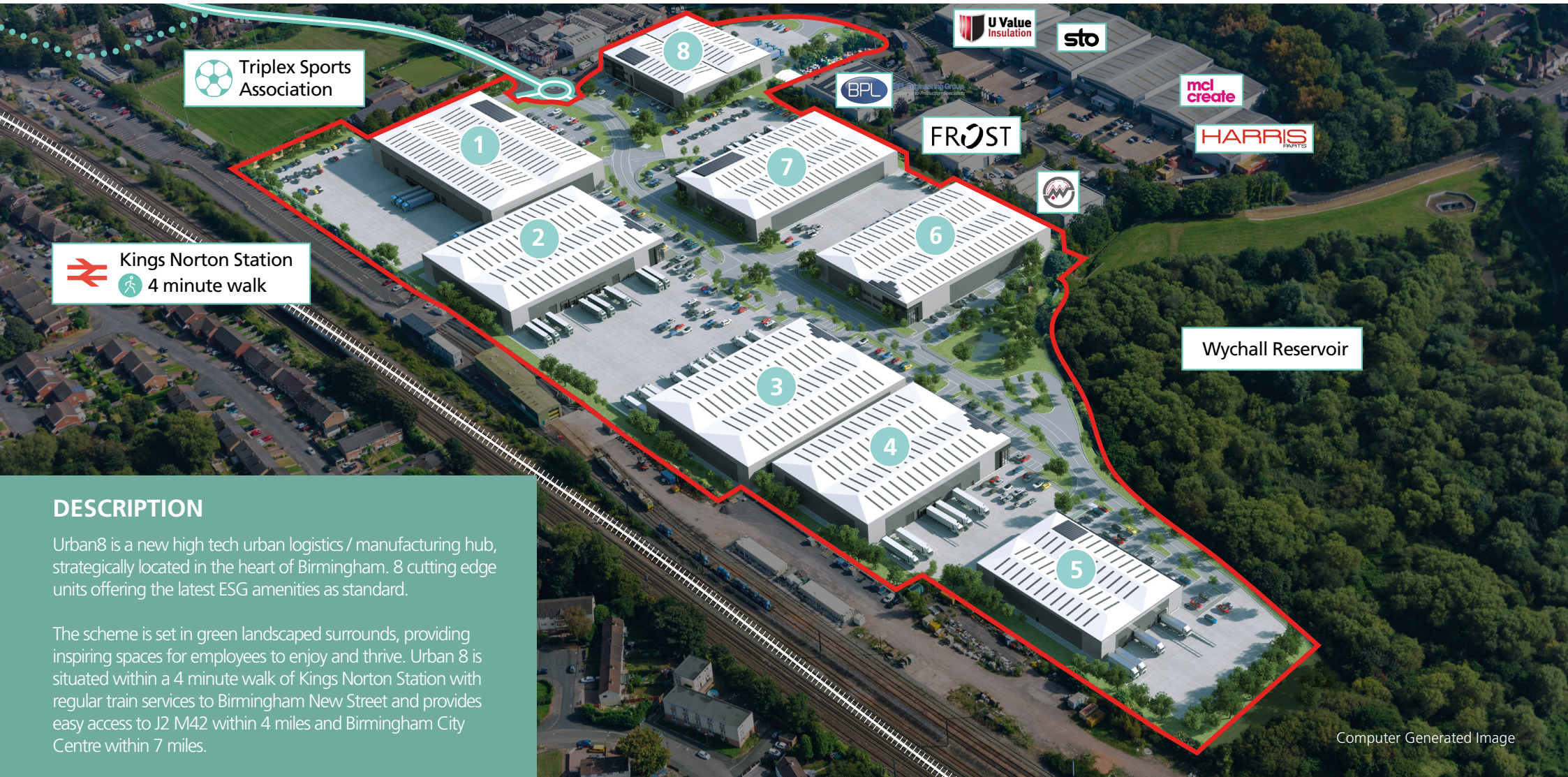



Eight New Urban Logistics / Manufacturing Units 26,000 - 70,000 sq ft **TO LET**


- 4 miles to M42 J2
- XL Power supplies to each unit (5MVA on site)
- Up to 45m secure service yards
- Secure detached units
- Up to 12.5m clear height
- BREEAM 'Excellent'
- EPC A
- EV charging
- Solar PV's to each unit

BIRMINGHAM





 Triplex Sports Association

 Kings Norton Station
4 minute walk

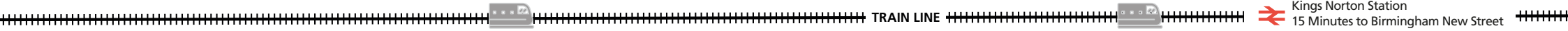
Wychall Reservoir

DESCRIPTION

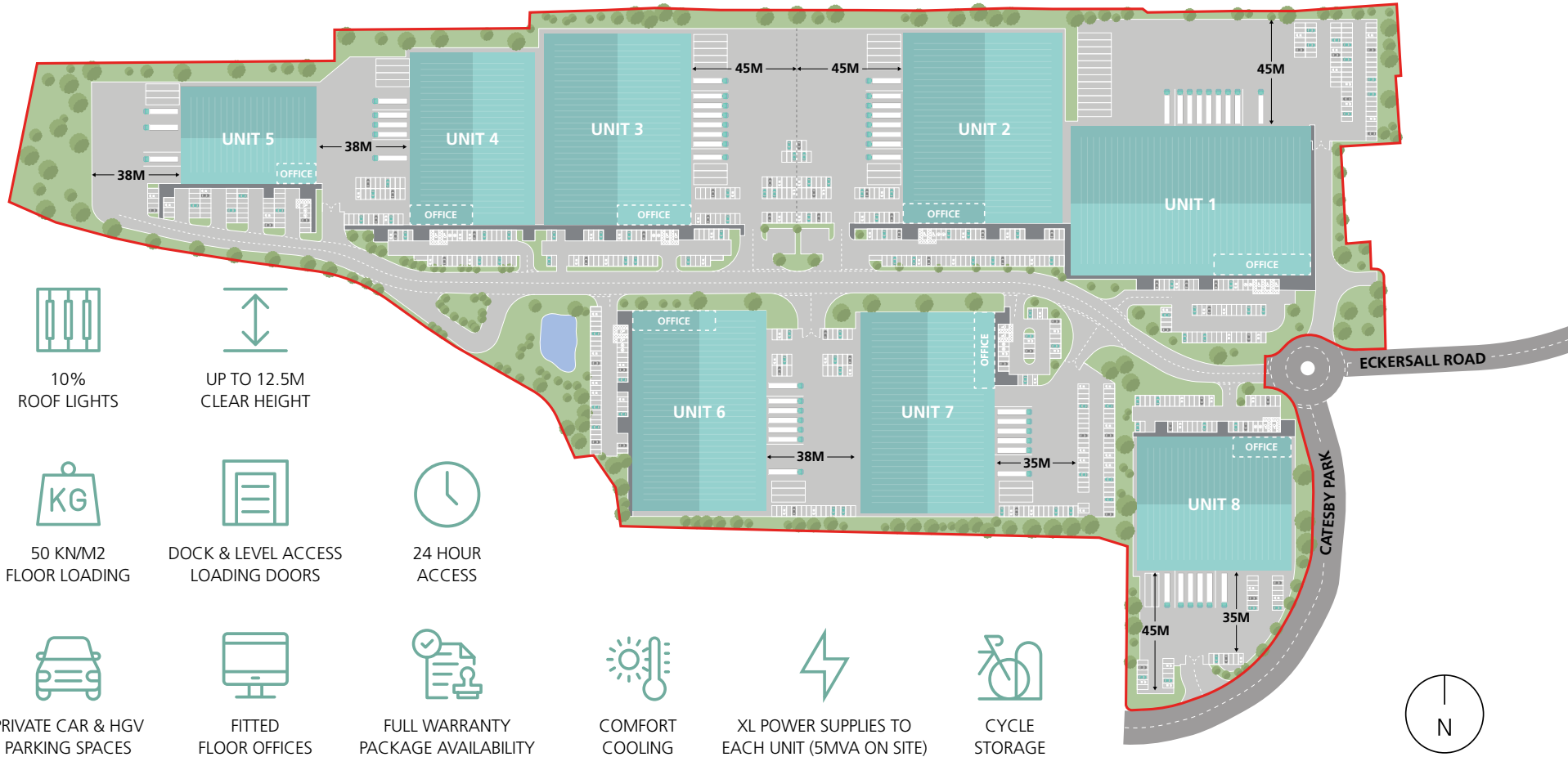
Urban8 is a new high tech urban logistics / manufacturing hub, strategically located in the heart of Birmingham. 8 cutting edge units offering the latest ESG amenities as standard.

The scheme is set in green landscaped surrounds, providing inspiring spaces for employees to enjoy and thrive. Urban 8 is situated within a 4 minute walk of Kings Norton Station with regular train services to Birmingham New Street and provides easy access to J2 M42 within 4 miles and Birmingham City Centre within 7 miles.

Computer Generated Image



SITE PLAN & SPECIFICATION



EPC
A



EV
CHARGING



10%
ROOF LIGHTS



UP TO 12.5M
CLEAR HEIGHT



SECURE YARD
AREAS UP TO 45M



50 KN/M2
FLOOR LOADING



DOCK & LEVEL ACCESS
LOADING DOORS



24 HOUR
ACCESS



SMART LED
LIGHTING



PRIVATE CAR & HGV
PARKING SPACES



FITTED
FLOOR OFFICES



FULL WARRANTY
PACKAGE AVAILABILITY



COMFORT
COOLING



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



CYCLE
STORAGE



ACCOMMODATION

| UNIT | GF / WAREHOUSE | FIRST FLOOR OFFICE | TOTAL SQ FT | UNDERSIDE HAUNCH HEIGHT | YARD DEPTH | POWER SUPPLY* | DOCK LEVEL DOORS | LEVEL ACCESS DOORS | CAR PARKING | FITTED EV CHARGING SPACES | POTENTIAL SAVINGS IN UTILITY COSTS FROM PV PANELS** |
|------|----------------|--------------------|---------------|-------------------------|------------|---------------|------------------|--------------------|-------------|---------------------------|---|
| 1 | 66,500 | 3,500 | 70,000 | 12.5m | 45m | 900kVA | 7 | 2 | 113 | 2 | £17,899pa |
| 2 | 57,000 | 3,000 | 60,000 | 10m | 45m | 800kVA | 6 | 2 | 101 | 2 | £15,377pa |
| 3 | 52,250 | 2,750 | 55,000 | 10m | 45m | 500kVA | 6 | 2 | 90 | 2 | £14,085pa |
| 4 | 39,900 | 2,100 | 42,000 | 10m | 38m | 400kVA | 3 | 2 | 64 | 2 | £10,764pa |
| 5 | 24,700 | 1,300 | 26,000 | 8m | 38m | 500kVA | 1 | 2 | 47 | 2 | £6,643pa |
| 6 | 50,350 | 2,650 | 53,000 | 10m | 38m | 700kVA | 5 | 2 | 83 | 2 | £13,532pa |
| 7 | 50,350 | 2,650 | 53,000 | 10m | 35m | 500kVA | 5 | 2 | 84 | 2 | £13,532pa |
| 8 | 38,000 | 2,000 | 40,000 | 10m | 35-45m | 400kVA | 4 | 2 | 69 | 2 | £10,210pa |

* Approximate Power Supply

** Based on as built PV Yield and a Unit Rate of 36p per KWH

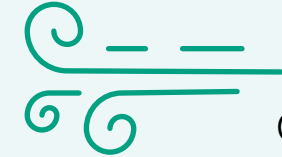
SUSTAINABILITY IS AT THE HEART OF EVERYTHING WE DO

The development is to benefit from the following sustainability credentials:

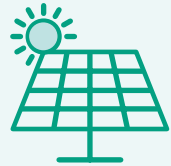
BREEAM EXCELLENT



EPC A RATINGS



AIR TIGHTNESS OF 1.5M3/HR



ROOF MOUNTED SOLAR PV'S

SUDS DRAINAGE STRATEGY



ASHP GENERATION FOR HEATING AND COOLING



WHOLE LIFE CARBON

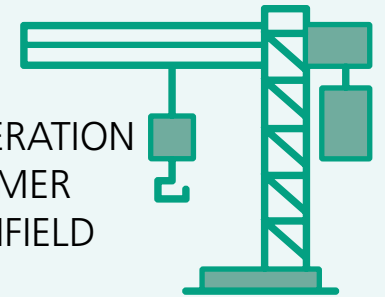


OFFICE LED LIGHTING

HIGH QUALITY LANDSCAPED ENVIRONMENT



REGENERATION OF FORMER BROWNFIELD SITE



U VALUES EXCEEDING BUILDING CONTROL STANDARDS



ON SITE GENERATION OF >37% OF ENERGY REQUIREMENTS THROUGH LOW CARBON MEASURES



SUSTAINABLE TRAVEL OPTIONS ADJACENT TO KING'S NORTON STATION AND LOCAL BUS LINKS



RETENTION OF HIGH VALUE TREES ON SITE





POPULATION AND DEMOGRAPHICS



BASED IN ONE OF
THE **UK'S TOP 5**
DISTRIBUTION LOCATIONS



£107 BILLION
ECONOMY GROWTH
IN THE LAST 5 YEARS



64.2% WORKING AGE
POPULATION IN BIRMINGHAM,
HIGHER THAN THE UK
NATIONAL AVERAGE



£500 MILLION IN
INFRASTRUCTURE
IMPROVEMENTS INVESTED
BY THE CITY



£548 GROSS WEEKLY
PAY (LOWER THAN UK
AVERAGE OF £587)



BIRMINGHAM'S
MANUFACTURING SECTOR
CONTRIBUTES **£13 BILLION** TO
UK ECONOMY ANNUALLY



1,085,810
LOCAL
POPULATION



BIRMINGHAM CITY CENTRE
IS **7 MILES** FROM THE SITE
AND ITS ONLY **15 MINUTES**
BY TRAIN



25,000 GRADUATES EACH
YEAR FROM 3 TOP CLASS
UNIVERSITIES



BIRMINGHAM UNIVERSITY
VOTED **NO.1 IN UK** FOR
GRADUATE EMPLOYMENT



4.3 MILLION WORKING
AGE PEOPLE WITHIN
60 MINUTES



BIRMINGHAM IS THE UK'S
SECOND CITY WITH
A POPULATION OF
1.1 MILLION PEOPLE



10TH LARGEST
CITY ECONOMY
IN EUROPE

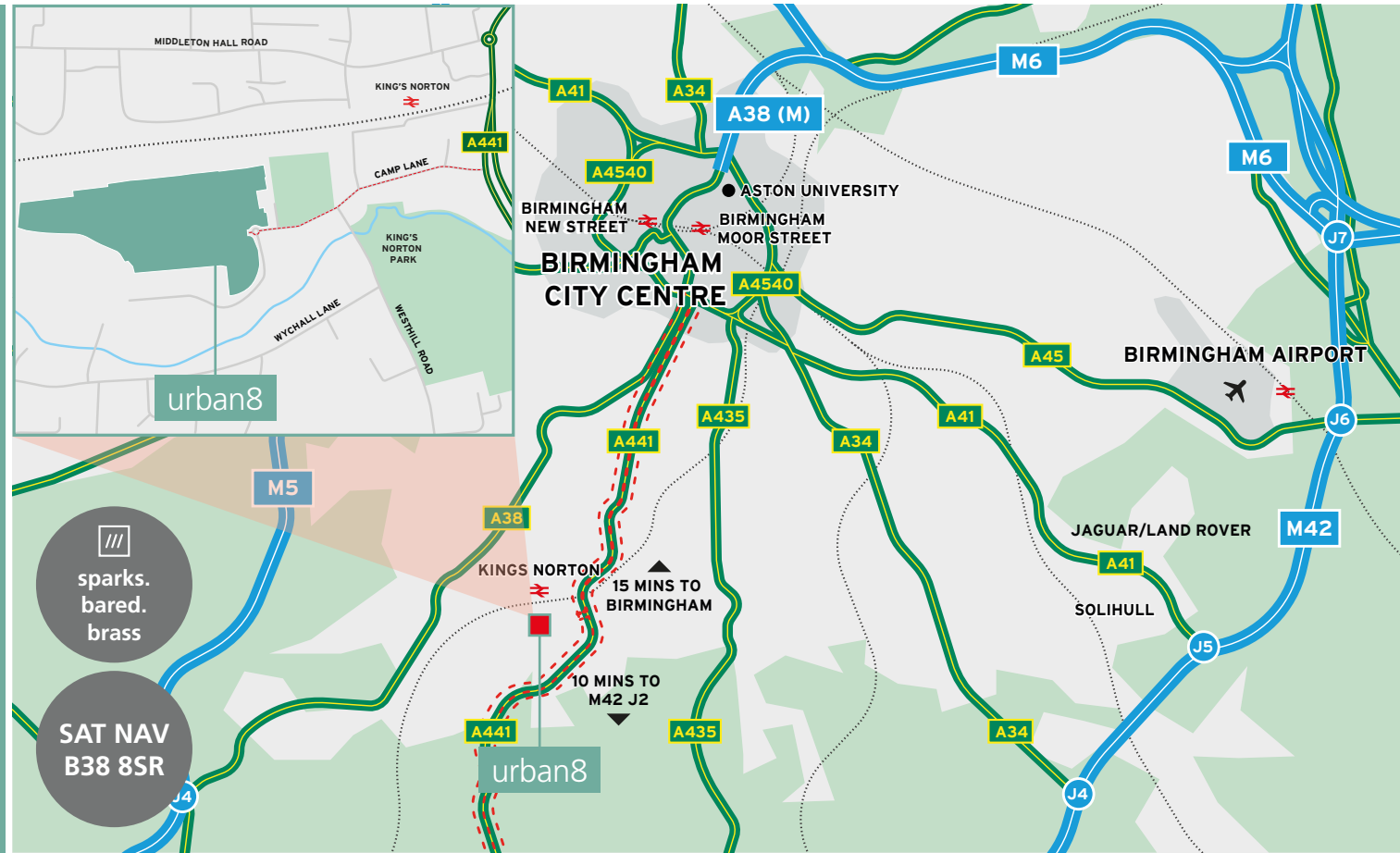


LOCATION

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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