

Warstock Road,
Kings Heath, Birmingham
B14 4ST



Greenlight Kings Heath
Birmingham

TO LET

New Industrial / Warehouse / Trade Units
3,583 Sq Ft – 30,000 Sq Ft
Completion October 2023



The Greenlight for Sustainable Urban Logistics Development

Greenlight utilises environmentally friendly technologies, targeting BREEAM Excellent and EPC A+ reducing costs to the occupier and minimising environmental impact.

As Greenlight Kings Heath is situated outside the Birmingham Clean Air Zone (CAZ), occupiers in the scheme will benefit from reduced transport costs (£50 per day HGV cost and £8

per day car savings on transport costs) compared to those located inside the CAZ.

The units have increased steelwork loading capacity to accept additional PV panels across all roofs.

Cycle Parking

BREEAM Target Excellent

EPC Target A+

Reduced CO2 emissions

10% Roof Lights

Photovoltaic panels installed to each unit

Highly efficient thermal envelope

EV Charging infrastructure for all spaces

Net Zero Carbon in operations for base build

Low air permeability



Built for urban logistics (Unit 3)



2 Dock Level
1 Level Access



9m Eaves
Height



50 Kn
Floor Loading



50 Car
Parking Spaces



5 EV Charging
Spaces



35m
Secure Yard



275 KVA
Power Supply



3,000 Sq Ft
Cat A Offices



Steel Frame
Construction



Secure Site with
CCTV Monitoring

& multi-use trade (Blocks 1 & 2)



Electric Loading
Doors



6.5m Eaves
Height



Ability to
Combine Units



CCTV
Monitoring



1 EV Charging
Space Per Unit



35 Kn
Floor Loading



Dedicated
Car Parking



3 Phase Power
69-105 KVA Power Supply



Secure
Site



24/7
Access

Greenlight Kings Heath is a flexible industrial/warehouse/trade development finished to a shell specification, suitable for a variety of different uses and benefitting from an array of market leading features.



Unit	Sq M GIA	Sq Ft GIA
Unit 3	2,787	30,000
Unit 1A	499	5,375
Unit 1B	499	5,375
Unit 1C	333	3,583
Unit 1D	666	7,167
Unit 2A	499	5,375
Unit 2B	333	3,583
Unit 2C	333	3,583
Unit 2D	333	3,583
Unit 2E	499	5,375
Total	6,782	73,000





Location

Greenlight to trade

The site is located to the north of Warstock Road in Kings Heath just off the A435 Alcester Road.

Birmingham City Centre is approximately 7 miles to the north of the site and Junction 3 of the M42 Motorway is approximately 5 miles to the south of the site.

Immediately surrounding the site are industrial/warehouse and roadside occupiers, together with a retail supermarket at the junction of Warstock Road and Pershore Road.

1,140,500

Birmingham has a population of 1,140,500

10.6%

Of all local employment is in manufacturing - above the national average of 7.8%

21,000

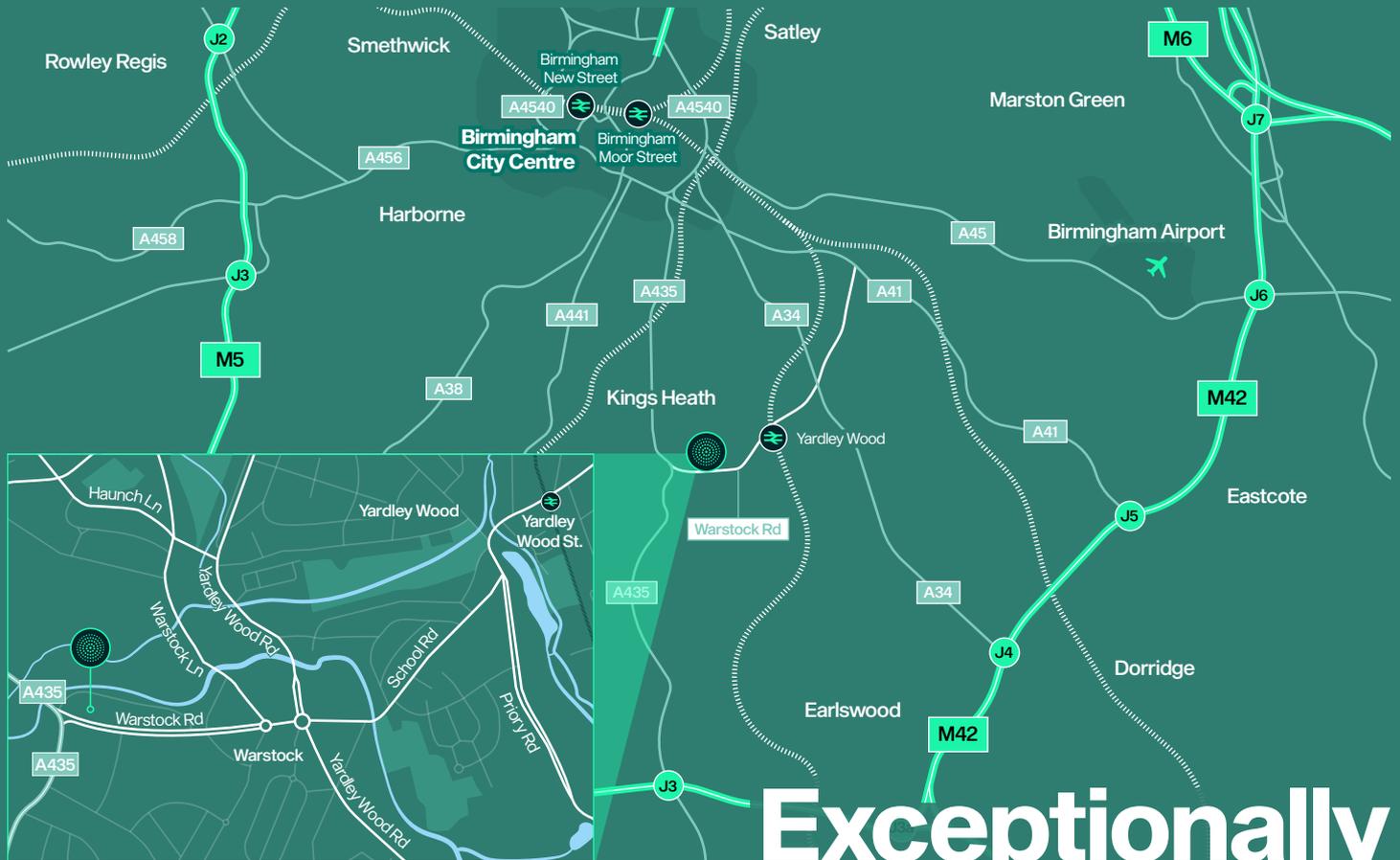
People working in the transport and storage sector

£3.68bn

Of investment infrastructure is under development in Birmingham

Sources: nomisweb.co.uk, investwestmidlands.com





Exceptionally connected

By Car (Minutes)

05 mins - M42 Junction 3 12 mins - M6 Junction 4 20 mins - Birmingham City Centre 114 mins - London City Centre

By Rail (Minutes)

4 mins - Yardley Wood 20 mins - New Street Station 27 mins - Birmingham Int Station 135 mins - London Euston

By Air (Miles)

10 miles - Birmingham Airport 52 miles - East Midlands Airport 85 miles - Manchester Airport 101 miles - Heathrow

Planning Use

The units benefit from use

Class B2, B8, E(g)(iii)

Colliers
0121 265 7500
colliers.com/uk/industrial

Sam Robinson
0121 265 7582
sam.robinson@colliers.com

Tom Arnold
0121 265 7625
tom.arnold@colliers.com

harrislamb
PROPERTY CONSULTANCY
0121 455 9455
www.harrislamb.com

Thomas Morley
0121 213 6010
thomas.morley@harrislamb.com

Client funds advised by
DELANCEY
Coltham

For more detailed information please visit greenlight-kingsheath.com