

Kings Norton, Birmingham B38 8SR

Making light work of  
manufacturing and logistics



spectrum  
logistics park

8 High Specification  
Industrial Units  
Available from Q1 2023  
26,000 sq ft – 70,000 sq ft

[spectrumbirmingham.co.uk](http://spectrumbirmingham.co.uk)

< M42 J2 · 5 Miles  
< M5 J4A · 10 Miles



Rooftop Solar  
PV's with  
provision to  
cover entire roof



10% electric  
vehicle charging  
spaces

BREEAM®  
BREEAM  
'Excellent'



Up to 45m  
service yard

Industry-leading  
specification, available  
for occupation from  
Q1 2023.



When it comes to manufacturing and logistics, this is not a grey area

Spanning 400,000 sq ft and in a prime location, Spectrum is set to be one of the highest profile industrial scheme in the Midlands - a key hub for logistics and manufacturing in the UK.

Located within a 20-minute drive time of the A38, M42 and M5 road networks, Spectrum enables speedier distribution of goods to cities and urban areas nationwide.

This cutting-edge scheme, set in green landscaped surroundings, provides inspiring and energising spaces for occupiers and employees to enjoy.

# Sophisticated spaces delivering a spectrum of opportunity



A flexible and future-proofed design, with high-grade specifications, to meet the business needs and employee aspirations of today - and tomorrow.

With a BREEAM 'Excellent' rating, highly sustainable solutions are featured throughout, including provisions for solar generated power, energy-efficient LED lighting, electric vehicle charging and energy-saving infrastructure.

Power requirements are also accounted for, with a site-wide 2MVA with the potential to increase to 3.4MVA, suitable for power-hungry operations.

## Schedule of Accommodation (GIA)

UNIT 1	SQ M	SQ FT
	<b>6,503</b>	<b>70,000</b>
Clear Height		12.5m
Dock Levellers		7
Level Access		2
Yard Depth		45m
EV Parking Spaces		12
Total Parking Spaces		52

UNIT 3	SQ M	SQ FT
	<b>5,110</b>	<b>55,000</b>
Clear Height		10m
Dock Levellers		6
Level Access		2
Yard Depth		45m
EV Parking Spaces		10
Total Parking Spaces		51

UNIT 5	SQ M	SQ FT
	<b>2,415</b>	<b>26,000</b>
Clear Height		8m
Dock Levellers		1
Level Access		2
Yard Depth		38m
EV Parking Spaces		4
Total Parking Spaces		42

UNIT 2	SQ M	SQ FT
	<b>5,574</b>	<b>60,000</b>
Clear Height		10m
Dock Levellers		6
Level Access		2
Yard Depth		45m
EV Parking Spaces		10
Total Parking Spaces		62

UNIT 4	SQ M	SQ FT
	<b>3,902</b>	<b>42,000</b>
Clear Height		10m
Dock Levellers		3
Level Access		2
Yard Depth		38m
EV Parking Spaces		8
Total Parking Spaces		34

UNIT 6	SQ M	SQ FT
	<b>4,924</b>	<b>53,000</b>
Clear Height		10m
Dock Levellers		5
Level Access		2
Yard Depth		38m
EV Parking Spaces		8
Total Parking Spaces		41



UNIT 7	SQ M	SQ FT
	<b>4,924</b>	<b>53,000</b>
Clear Height		10m
Dock Levellers		5
Level Access		2
Yard Depth		50m
EV Parking Spaces		8
Total Parking Spaces		26

UNIT 8	SQ M	SQ FT
	<b>3,716</b>	<b>40,000</b>
Clear Height		10 m
Dock Levellers		4
Level Access		2
Yard Depth		35-45m
EV Parking Spaces		6
Total Parking Spaces		39

# BREEAM Excellence

Spectrum benefits from:



Water efficient facilities



Rooftop Solar PV's with provision to cover entire roof



Excellent local amenities



Security-assessed design



10% electric vehicle charging spaces



Energy efficient LED lighting

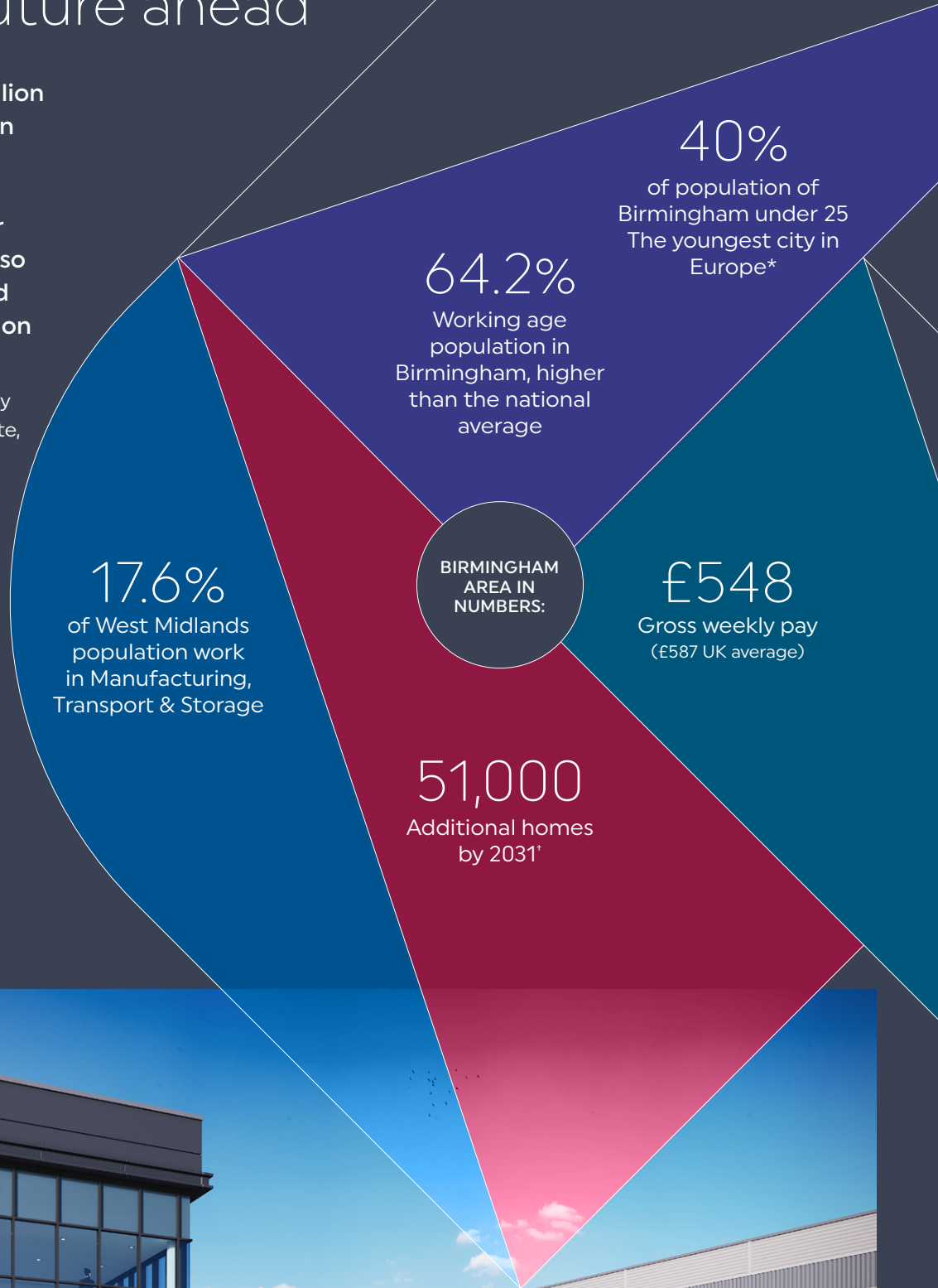


Enhanced ecology and landscaping

# A bright future ahead

With more than 2.06million addresses located within a 30 minute drive-time, Spectrum is not only perfectly positioned for last mile delivery, but also to access the skilled and experienced workforce on its doorstep.

Located next to a local railway station and frequent bus route, employees can enjoy an easy commute from surrounding areas, while dedicated footpath and cycle links offer a healthier journey to work.



Source:  
nomisweb.co.uk  
\* birmingham.gov.uk  
\*wmgc/businessbirmingham.com





## DRIVE TIMES

### CITIES

Birmingham:	7 miles	24 mins
Wolverhampton:	30 miles	59 mins
Stoke-on-Trent:	51 miles	1 hr 27 mins
Bristol	83 miles	1 hr 26 mins
Manchester:	93 miles	2hrs 18 mins
London	116 miles	2hrs 36 mins

### ROAD CONNECTIONS

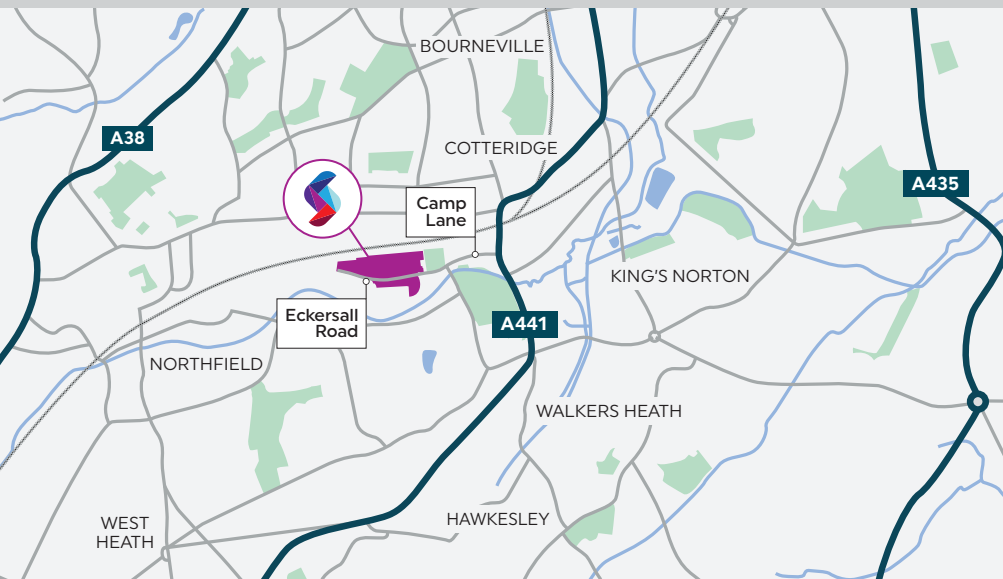
A441	0.8 mile	3 minutes
M42 J2	5 miles	12 minutes
A38	6 miles	17 mins
M5 J4A	10 miles	20 minutes
M1	51 miles	58 mins
M25	123 miles	1hr 59mins

### AIRPORTS

Birmingham	20 miles	29 mins
East Midlands	54 miles	1hr 1 min
Luton	99 miles	1hr 54 mins
Heathrow	104 miles	1hr 43 mins



SAT NAV: B38 8SR



Industry-leading specification.  
Enhanced connectivity.  
Future-proofed design.  
What are you waiting for?

Agents:



Charles Spicer  
CAspicer@savills.com  
Christian Smith  
christian.smith@savills.com



Richard James-Moore  
richard.james-moore@eu.jll.com  
Steven Jagers  
steven.jagers@eu.jll.com

A development by:



**RICHARDSON**

spectrumbirmingham.co.uk

Conditions under which particulars are issued: Savills & JLL for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Savills & JLL has any authority to make or give any representation or warranty whatever in relation to this property. VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. 14260 02.21 tasselldesign.co.uk