



Prime new business park
development of new B1/B2/B8
units from 45,462 to 92,525 sq ft

UNDER CONSTRUCTION
**AVAILABLE
Q2 2019**

PRIME LOCATION FOR BUSINESS

A major town in the West Midlands, Redditch is located approximately 31 miles south of Birmingham's city centre, 27 miles west of Coventry and 76 miles north of J16 of the M25. It is only four miles south of junctions 2 and 3 of the M42 motorway (via the A441 and A435) and five miles south-west of junction 3a (which connects to the M40).

Redditch has an excellent logistics network that links to the M5 and M6, forming the orbital motorway network around Birmingham, as well as easy access to the South West, South East and London, allowing local occupiers to service 87% of the UK mainland within a day return journey.

HGV DRIVETIMES

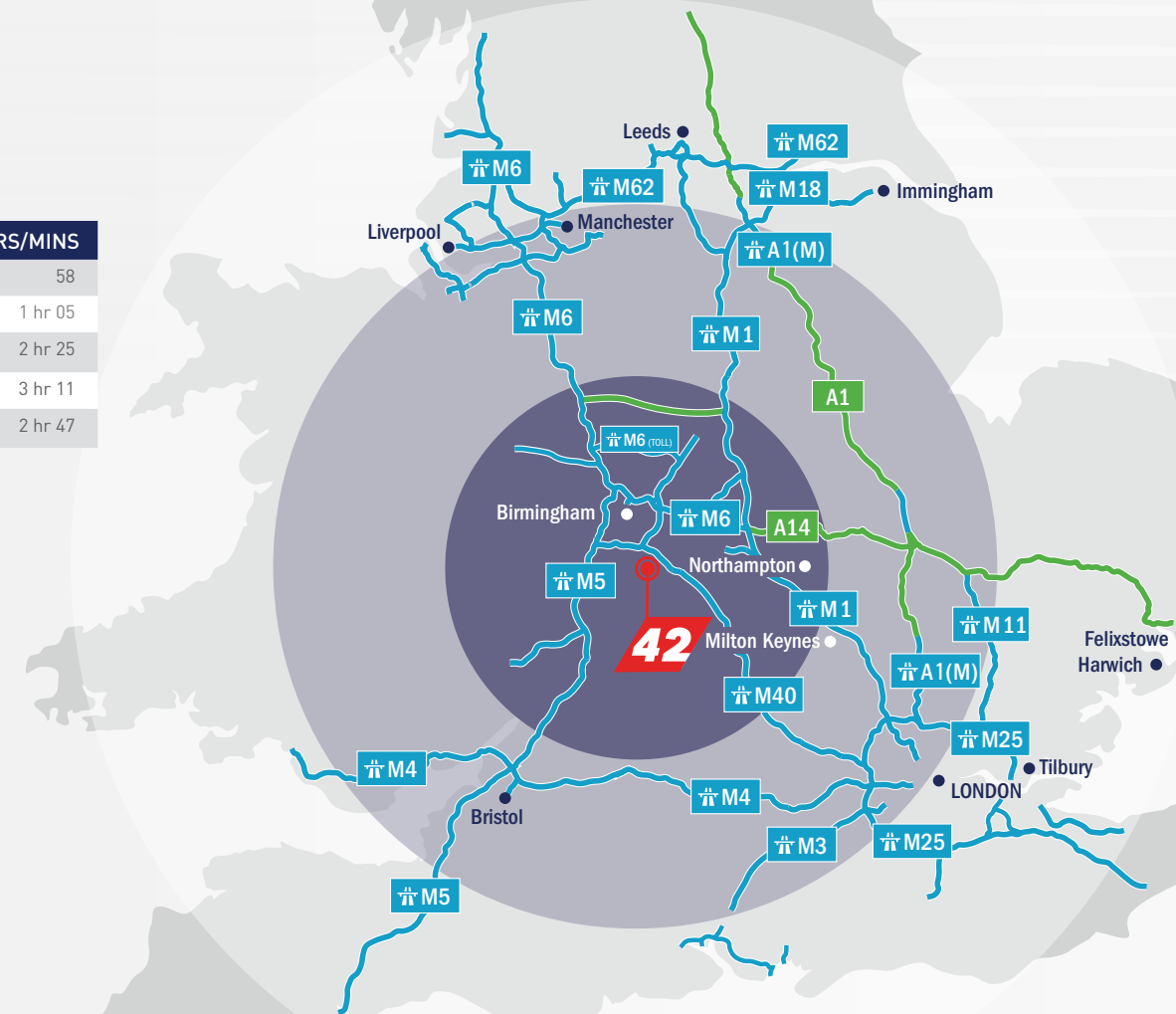
0-90 mins
90-180 mins
180-270 mins

DRIVETIMES

	MILES	HRS/MINS
Coventry	27	58
Birmingham	31	1 hr 05
Bristol	81	2 hr 25
Manchester	101	3 hr 11
M25, J16	76	2 hr 47



42.4% of residential population work in manufacturing, transport and storage and wholesale trade



A HIGH SPECIFICATION BUSINESS PARK DEVELOPMENT

Velocity42 is a 20 acre site at Park Farm Industrial Estate, Redditch. The site is to be developed speculatively and will provide industrial warehouse units from 45,462 sq ft to 92,525 sq ft.

Located in a key distribution area in the heart of an excellent logistics network that allows for easy access to locations across the UK, Velocity42 is the perfect opportunity for any organisation looking to expand or consolidate its operations.

STRATEGIC LOCATION



Close to an excellent logistics network of motorways

HIGH SPECIFICATION



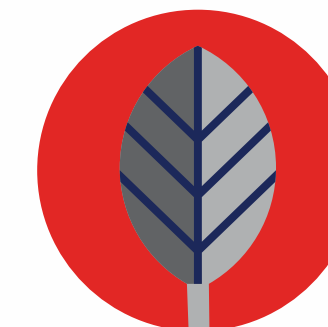
A range of high quality units within a landscaped environment

GOOD LABOUR SUPPLY



The average weekly pay for a full time worker in Redditch is less than in comparable locations

SUSTAINABILITY



High specification buildings built to achieve BREEAM very good with an EPC 'A' rating



A DEVELOPMENT OF FIVE NEW INDUSTRIAL / WAREHOUSE UNITS

SPECIFICATION

- 

Dock level and level access door provision
- 

Eaves from 10 to 12.5 m
- 

50kn/m2 floor loading
- 

Extensive car and trailer parking provision
- 

Yard depths from 40-53 m
- 

Secure fenced yards
- 

High quality landscaped environment
- 

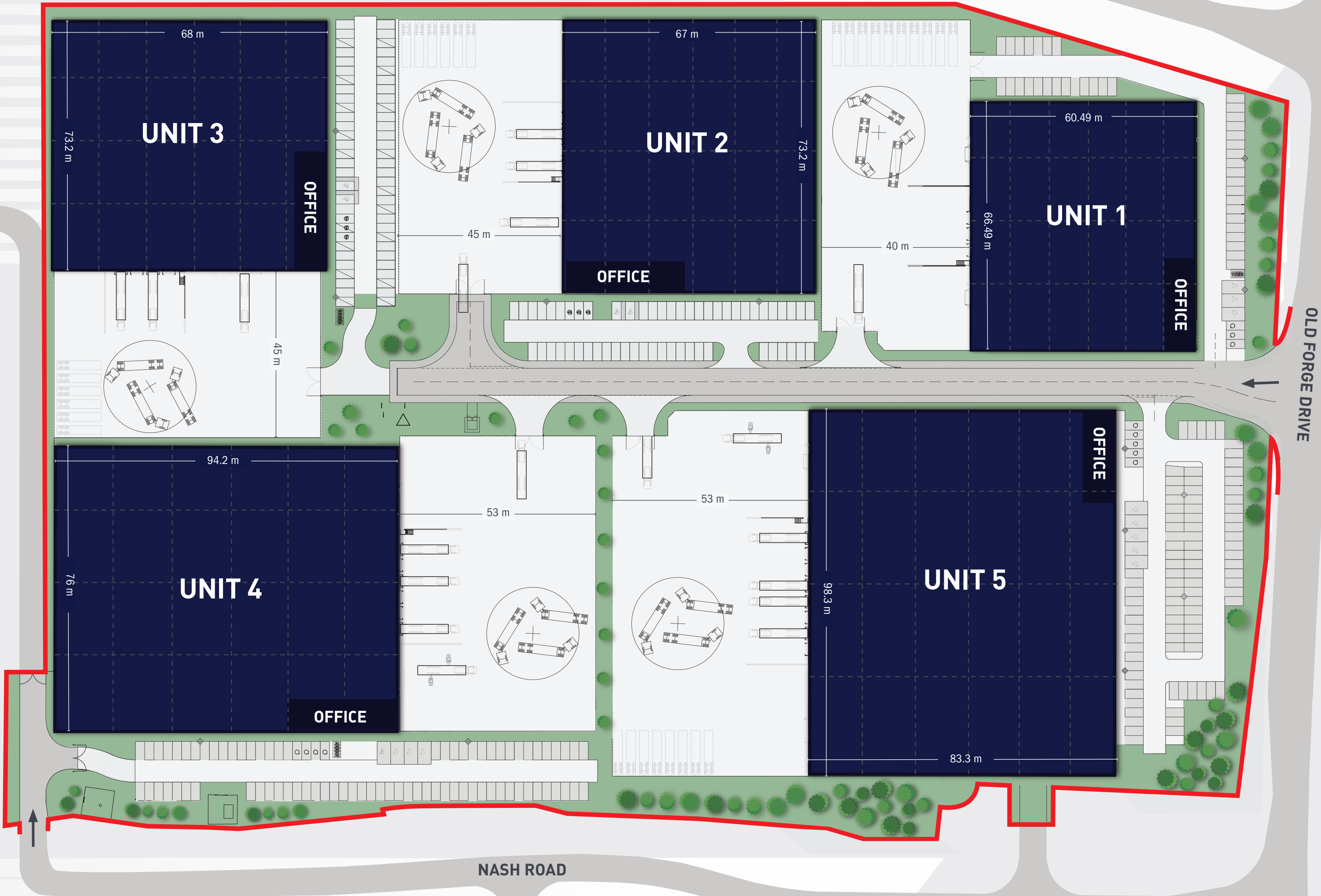
High quality first floor office accommodation
- 

Excellent local bus service
- 

Electric vehicle charging provision

ACCOMMODATION

Unit No.	Warehouse (sq ft)	Offices (sq ft)	Total (sq ft)	Service Yard Depth (m)		Eaves Height	Dock Levellers	Level Access Doors	Car Parking
1	43,292	2,170	45,462	40	10	3	2	45	
2	52,791	2,819	55,610	45	10	4	2	60	
3	53,578	2,829	56,407	45	10	4	2	60	
4	77,061	3,875	80,936	53	125	6	2	86	
5	88,181	4,408	92,525	53	125	8	2	102	



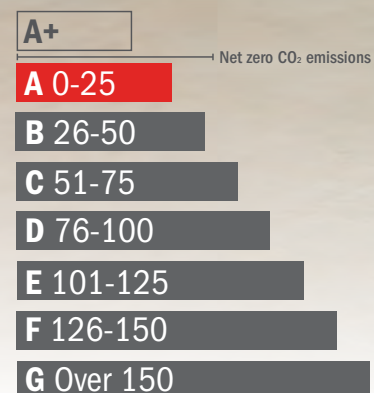
St Francis Group is one of the UK's leading regeneration specialists and an expert in brownfield development



The units under development at Velocity 42 have each been specifically designed to be energy efficient with an "A" Rated Energy Performance certificate. This provides a benchmark and indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems.

**A rated
EPC**

**BREEAM
Very good**



ABOUT ST FRANCIS GROUP

St Francis Group has established itself as a dynamic and evolving land and property development business with a proven track record of delivery.

With a highly regarded management team and expertise of brownfield land renewal, it adopts a successful approach to development and has evolved to become a leading provider of Grade-A speculative commercial space built to meet and wherever possible exceed occupier expectations.

The group has developed a building specification specifically designed with the needs of the end-user occupier in mind, carefully planned to create efficient and desirable spaces that work for business. This approach considers both an occupiers technical requirements together with a full understanding of their operational considerations including fit-out (including bespoke racking and lighting solutions) in order to extract maximum benefit from the development solution created.

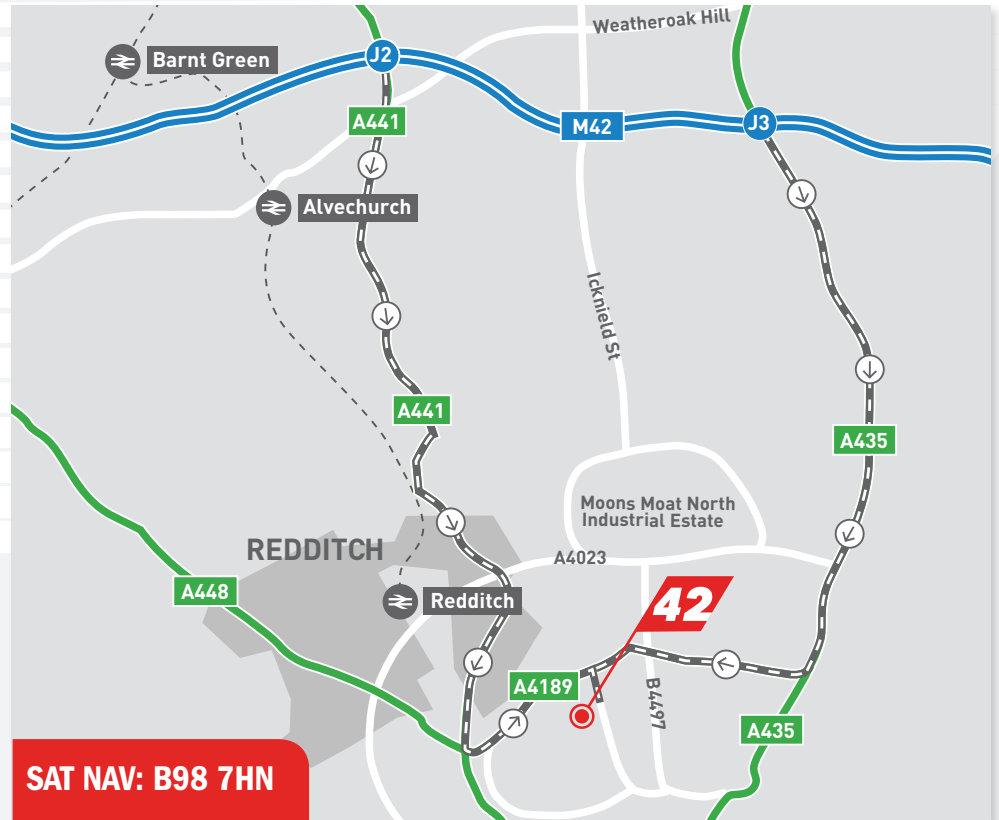
To deliver this project, St Francis Group and Richardson have assembled a highly experienced and specialist project delivery team. Whether it's for temperature controlled facilities, e-commerce platforms, last-mile urban logistics solutions or pharmaceutical spaces the partnership is well placed to deliver the space you need to expand your business.

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Ref: Horizon38, Bristol





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