

# CAVALON POINT

ERDINGTON INDUSTRIAL PARK  
BIRMINGHAM | B24 ORD

TO LET BRAND NEW INDUSTRIAL WAREHOUSES

AVAILABLE FOR IMMEDIATE OCCUPATION

 UNIT 1 - 42,538 SQ FT  
(3,952 SQ M)

 UNIT 2 - 58,066 SQ FT  
(5,394 SQ M)

 COMBINED - 100,604 SQ FT  
(9,346 SQ M)





**PERFECTLY SITUATED AT  
THE HEART OF THE MIDLAND'S  
LOGISTICS CORRIDOR**

# AVALON POINT

@ERDINGTON INDUSTRIAL PARK



## OVERVIEW

Avalon Point is a prime, speculatively built industrial development in a well-established and highly sought-after logistics location in Birmingham.

The scheme is situated at the entrance of the popular Erdington Industrial Park approximately 5 miles from Birmingham City Centre and situated close to the M6, M6 toll and M42 motorways.

Birmingham is England's second City with a population of 2.5 million within a 30 minute drive of the site, with global businesses including Jaguar Land Rover, DHL and Amazon in close proximity.



**AVALON POINT**  
@ERDINGTON INDUSTRIAL PARK



# AVALON POINT

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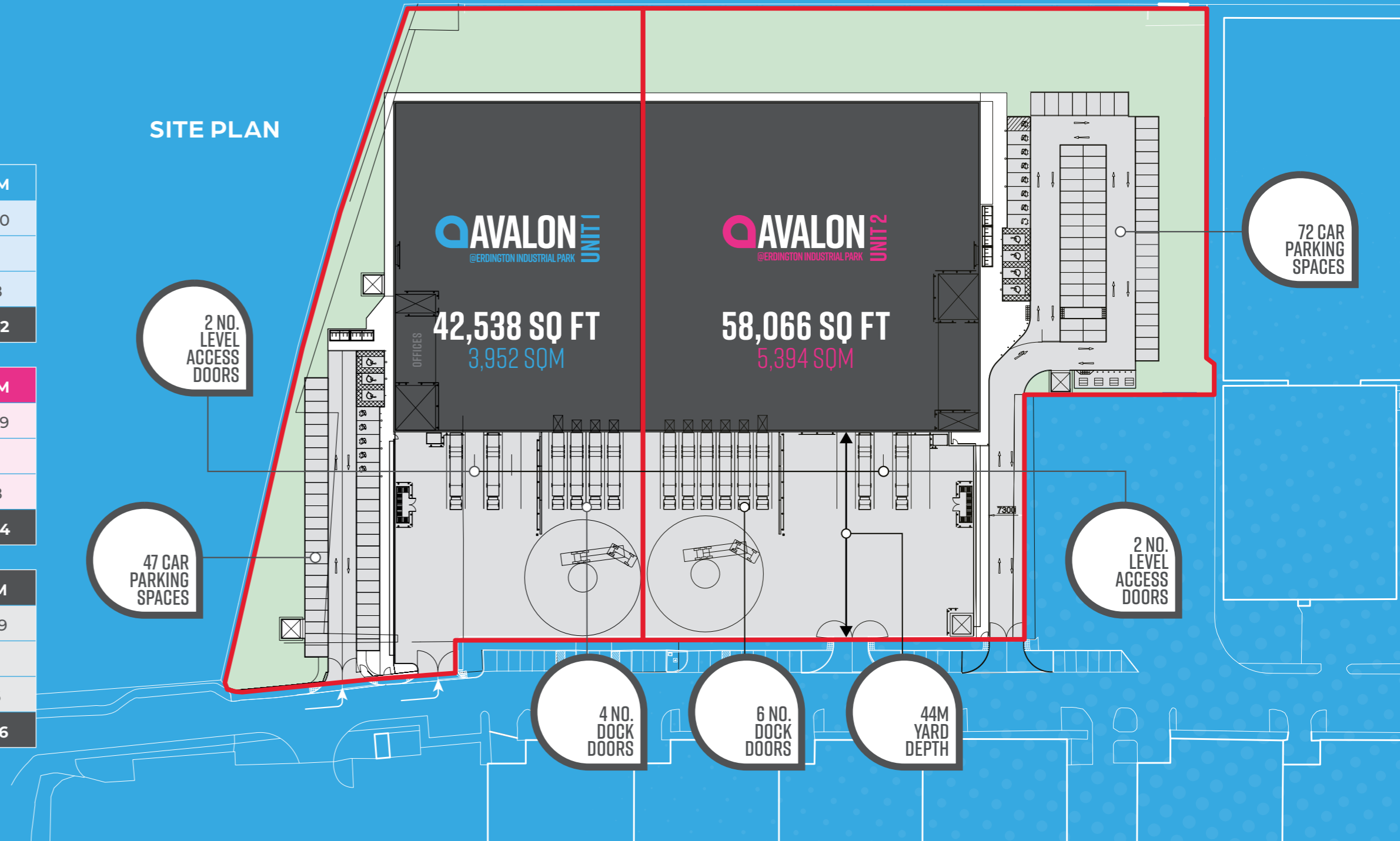
## ACCOMMODATION SCHEDULE

AVALON UNIT 1	SQ FT	SQ M
Warehouse	39,180	3,640
Ground Floor Core	906	84
1st Floor Office	2,452	228
<b>TOTAL</b>	<b>42,538</b>	<b>3,952</b>

AVALON UNIT 2	SQ FT	SQ M
Warehouse	54,137	5,029
Ground Floor Core	936	87
1st Floor Office	2,993	278
<b>TOTAL</b>	<b>58,066</b>	<b>5,394</b>

COMBINED	SQ FT	SQ M
Warehouse	93,317	8,669
Ground Floor Core	1,842	171
First Floor Office	5,445	506
<b>TOTAL</b>	<b>100,604</b>	<b>9,346</b>

## SITE PLAN







# SPECIFICATION

-  BREEAM®  
BREEAM 'EXCELLENT'
-  10M  
EAVES HEIGHT
-  SECURE  
SITE
-  10 DOCK  
LEVEL LOADING  
DOORS
-  500 KVA  
POWER SUPPLY  
TO EACH UNIT
-  44M  
YARD DEPTH
-  COMBINED  
360 SQM PV
-  119 CAR  
PARKING BAYS
-  4 LEVEL ACCESS  
DOORS
-  14 HGV PARKING  
SPACES







# A CENTRAL LOCATION WITH ENVIABLE TRANSPORT LINKS

## LOCATION

Avalon Point is located to the front of the renowned Erdington Industrial Park, a well-established industrial estate comprising of 13 industrial units. The scheme is approximately 1 mile north of J5 of the M6 and 4 miles east of J6 of the M6. Birmingham City Centre is approximately 6 miles distant with direct access via the A38.

## TRAVEL TIMES

ROAD	DISTANCE
M6 (J5)	1.3 miles
M42 (J9)	3.5 miles
M6 (J6)	4 miles
Birmingham City Centre	6.3 miles
Sutton Coldfield Town Centre	6.4 miles
Coventry City Centre	19.4 miles

RAIL	DISTANCE
Chester Road Train Station	2.4 miles
Train to Birmingham New Street	13 mins

AIRPORT	DISTANCE
Birmingham Airport & NEC	8.3 miles

**ONLY 7 MINUTES FROM JCT 5 OF THE M6**



DRAFT

# AT THE HEART OF THE MOTORWAY NETWORK



**AVALON POINT**  
@ERDINGTON INDUSTRIAL PARK



EXCELLENT DISTRIBUTION  
NATIONALLY, REGIONALLY  
AND LOCALLY



CLOSE ACCESS  
TO JUNCTION 5  
OF THE M6



TRAINS FROM  
CHESTER ROAD  
& WATER ORTON



EASY ACCESS TO  
2 INTERNATIONAL  
AIRPORTS

# Q AVALON POINT

@ERDINGTON INDUSTRIAL PARK

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## TERMS/RENT

Available to let on a new FRI lease. Rent on application from the Agents.

## RATES

To be assessed.

## EPC

EPC A. BREEAM Excellent.

## PLANNING

The development benefits from unencumbered planning consent for B2, B8, E(g)(ii) and E(g)(iii) uses.

## VIEWING

Strictly by appointment with the joint agents.

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### ANTI-MONEY LAUNDERING

The Anti-Money Laundering regulations will require identification and compliance checks are undertaken on the proposed leasing entity prior to completion of the lease.

#### MISREPRESENTATION ACT

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