



INDURENT

PARK TAMWORTH T49

B78 2FE
///CLIPS.SOCK.INTRO

Available for immediate occupation

T49 TO LET
49,825 SQ FT (4,629 SQ M)



With EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices



Strategically located next to junction 10 of the M42



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Tamworth T49 provides versatile industrial and logistics warehousing in a prime location in the heart of the Midlands. Current occupiers in the vicinity include big names such as Aldi, DFS, Speedy Hire, DB Schenker and UPS.

An ideal location for the Midlands and beyond

This thriving 32-acre distribution site is ideally located adjacent to junction 10 of the M42. Birmingham City Centre is approximately 15 miles to the south west via J4A of the M6 providing extensive access to the greater midlands area.

Occupants of Indurent Park Tamworth will also benefit from being within 5 minutes of Birmingham Intermodal freight terminal, operated by the UK's foremost multimodal transport and container handling specialists, Maritime.



Your unit will be part of a well-established business park, ideally located for national distribution.



Smart LED lighting helping you reduce energy consumption by up to 75%.



24/7 access to park and unit.

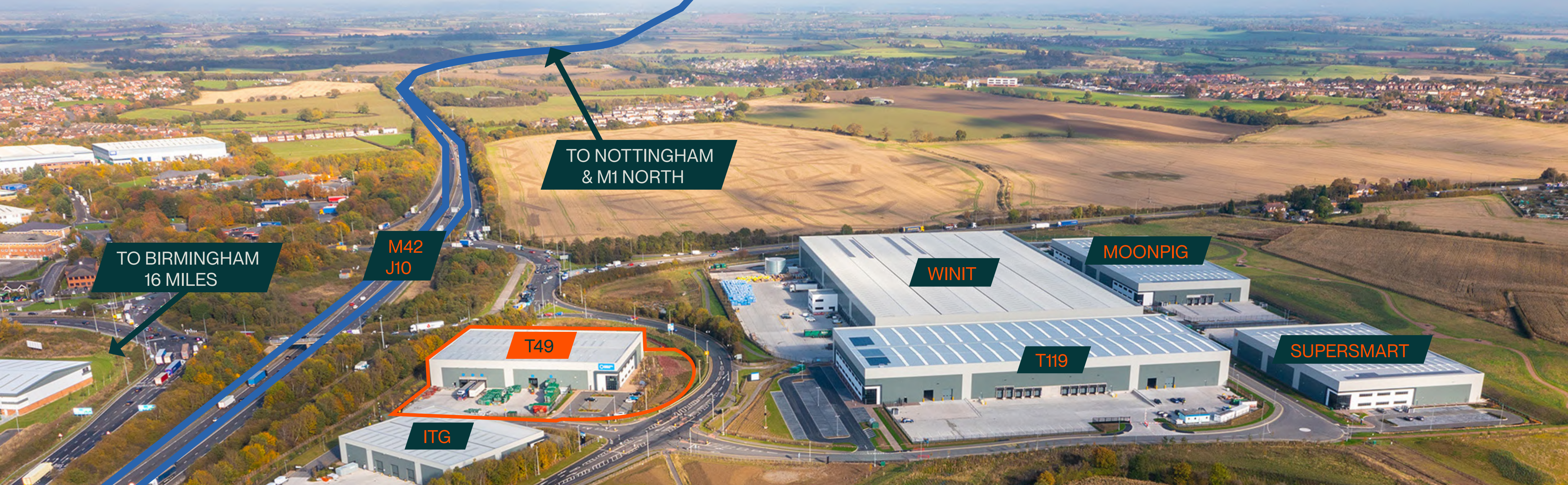


215 kVA supplied with additional power available.



With an EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.





Why choose Indurent Park Tamworth?



Strategically located on the M42, J10.



Average full time weekly wage of £540.60 (11.78% lower than the UK average)*.



5 minutes drive to BIFT.



Health and wellbeing amenities on-site including trim-trail.

Schedule of accommodation.

UNIT T49	
WAREHOUSE	45,652 SQ FT (4,241 SQ M)
OFFICE	4,173 SQ FT (388 SQ M)
TOTAL	49,825 SQ FT (4,629 SQ M)
EAVES HEIGHT	10M
FLOOR LOADING	50 KN/M2
DOCK LEVEL DOORS	3
LEVEL ACCESS DOORS	2
YARD DEPTH	40M
CAR PARKING SPACES	35
POWER	215 kVA



50kN floor loading



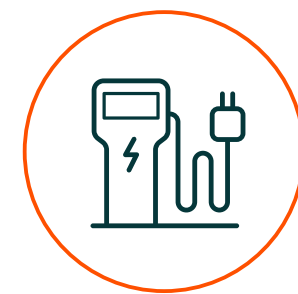
Large local labour pool



Office space with lift and separate staff canteen



215 kVA of power supply available



EV car charging



On-site outdoor fitness trail and gym equipment



10m clear internal height



Intelligent LED lighting to the warehouse



PV enabled

*All floor areas are approximate gross internal areas.

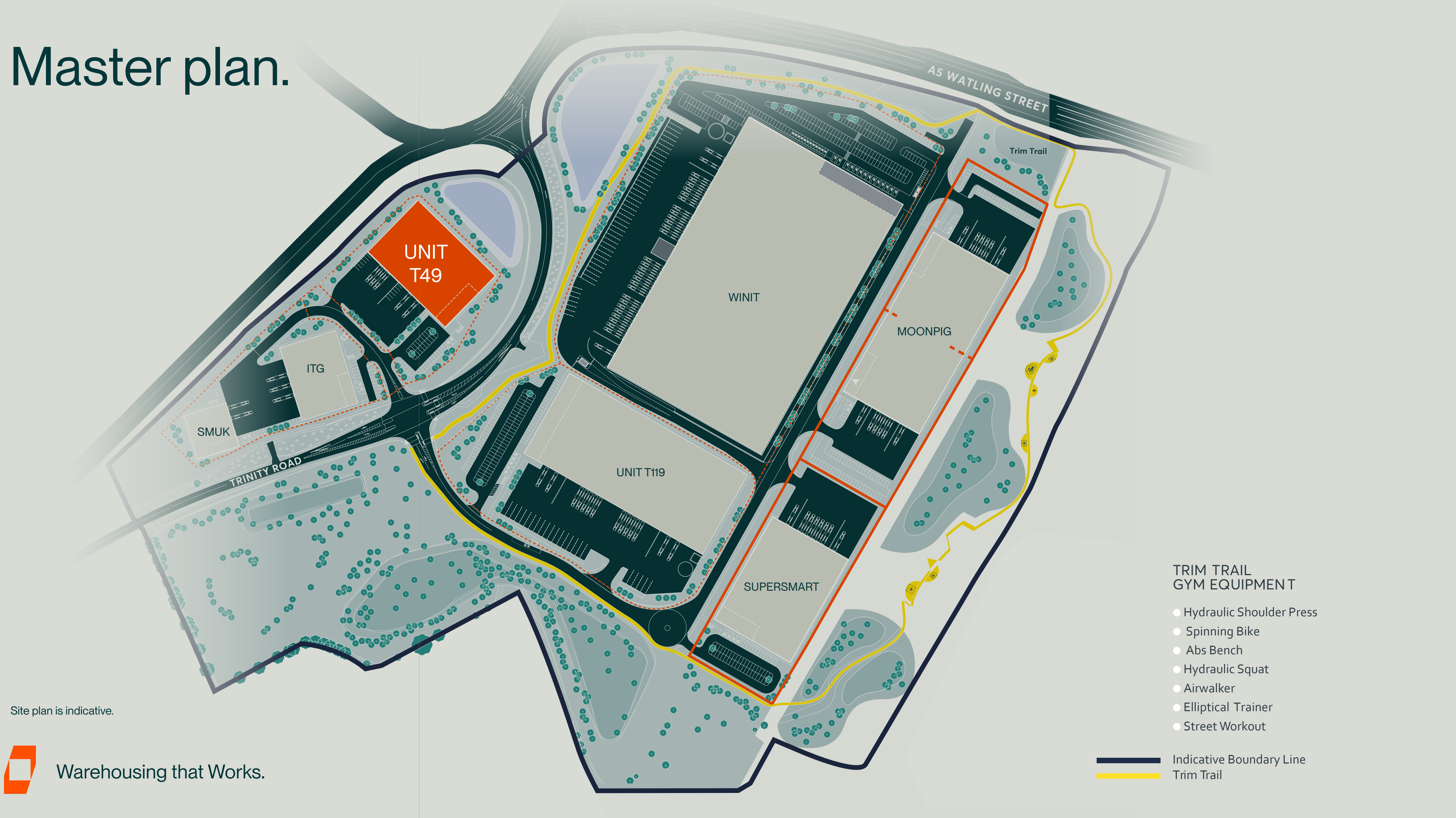


Unit T49 plan.



Site plan is indicative.


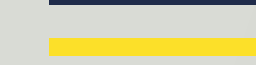
Master plan.



Site plan is indicative.

TRIM TRAIL GYM EQUIPMENT

- Hydraulic Shoulder Press
- Spinning Bike
- Abs Bench
- Hydraulic Squat
- Airwalker
- Elliptical Trainer
- Street Workout

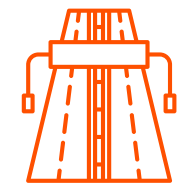
 Indicative Boundary Line
 Trim Trail

You're well-connected.



5 MINUTES

drive to Birmingham Intermodal Freight Terminal



0.5 MILES

to M42 J10



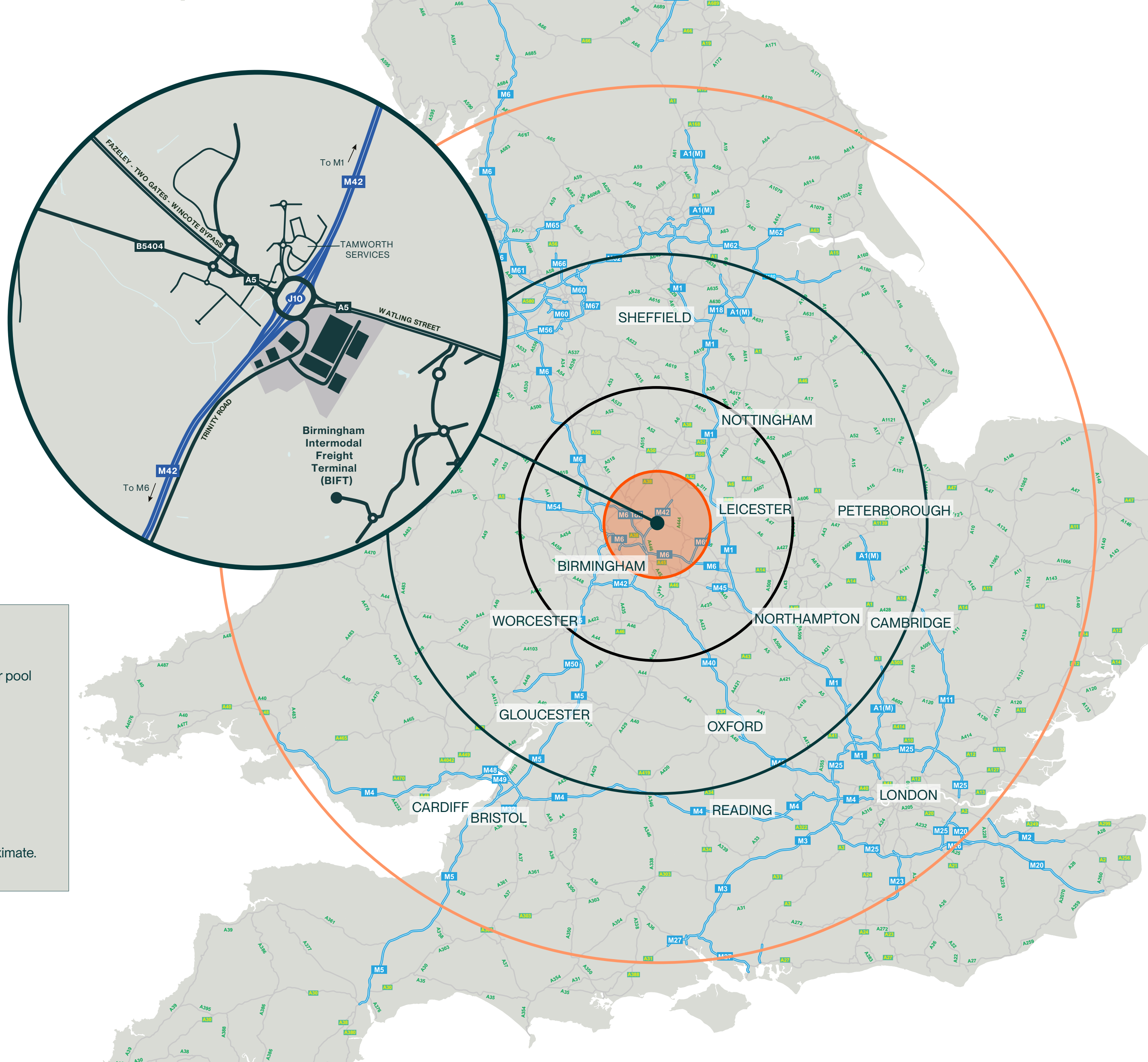
14.3 MILES

to Birmingham Airport



17 MILES

from Birmingham City



Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

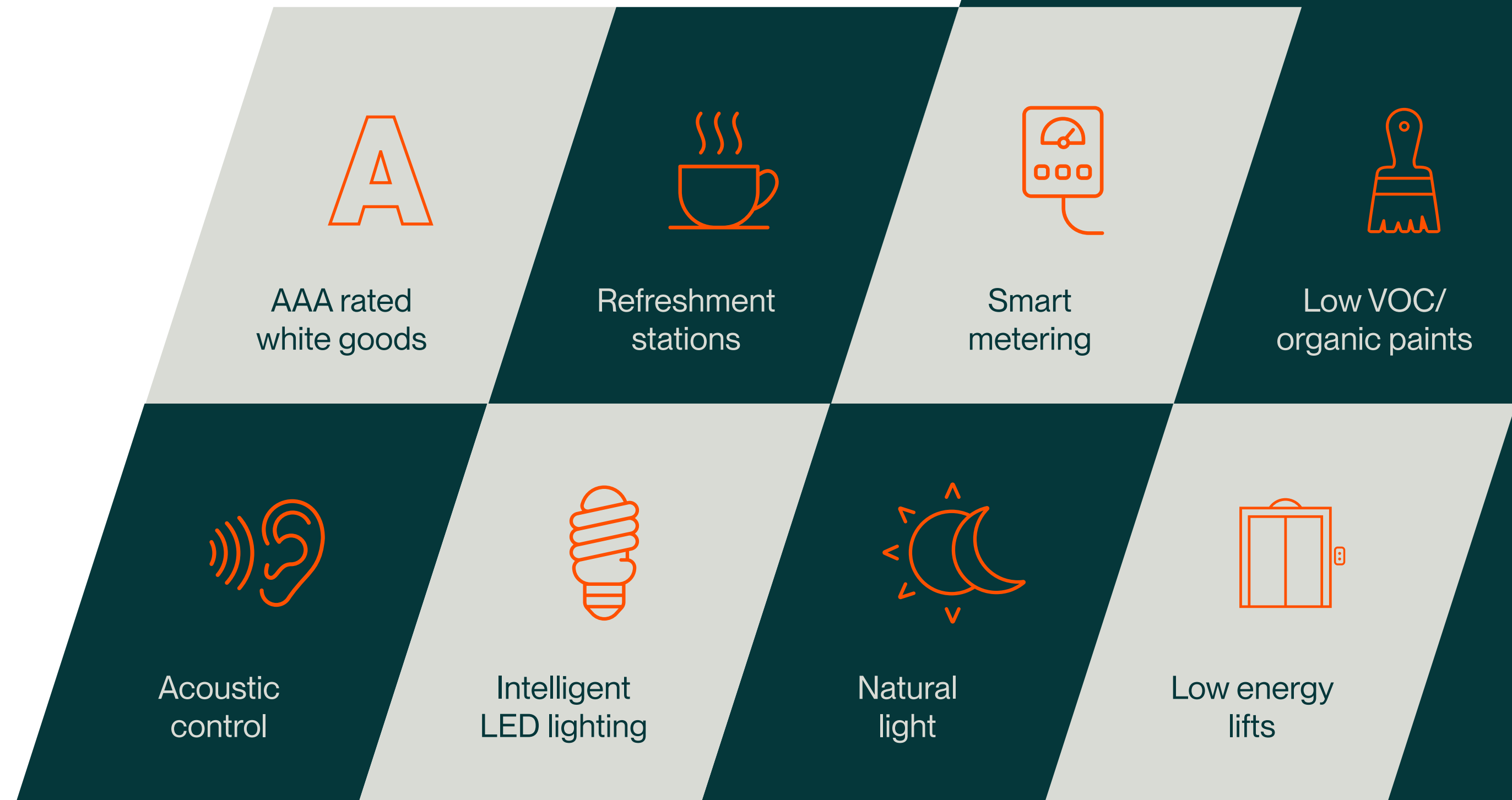
The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded





Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.

Images are indicative only.



GEORGE GOLDSMITH

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