

**ST. MODWEN  
PARK**  
TAMWORTH

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

**AVAILABLE FOR  
IMMEDIATE OCCUPATION**

# PHASE 1

28,708 sq ft – 49,825 sq ft



**ST.MODWEN**



# ST. MODWEN PARK TAMWORTH



\*Computer generated image

## DESCRIPTION

St. Modwen Park Tamworth is a 32 acre prime distribution site prominently situated adjacent to junction 10 of the M42 motorway, placing occupiers at the heart of the Midlands motorway network. The M42 motorway provides direct access to the M6, M6 Toll, M1 and M40 motorways.



### T49

Warehouse	45,652 sq ft	4,241 sq ft
Office	4,173 sq ft	388 sq m
<b>Unit Total</b>	<b>49,825 sq ft</b>	<b>4,629 sq m</b>
Eaves Height (m)	10	
Yard Depth (m)	40	
Power	140 Kva	



### T28

Warehouse	25,757 sq ft	2,393 sq ft
Office	2,951 sq ft	274 sq m
<b>Unit Total</b>	<b>28,708 sq ft</b>	<b>2,667 sq m</b>
Eaves Height (m)	8	
Yard Depth (m)	50	
Power	120 Kva	

PHASE 1 PROVIDES TWO HIGH SPECIFICATION UNITS RANGING FROM 28,708 SQ FT UP TO 49,825 SQ FT, WITH BOTH UNITS BENEFITTING FROM THE FOLLOWING:

- ADDITIONAL POWER AVAILABLE
- FIRST FLOOR OFFICES
- UP TO 10M HAUNCH HEIGHT
- 50KN/SQ M FLOOR LOADING
- 24/7 ACCESS
- CCTV MONITORING



**Large labour pool**

over 1,273,000 workforce within a 30 minute drive



**Dock and level loading**



**50KN/m<sup>2</sup>**

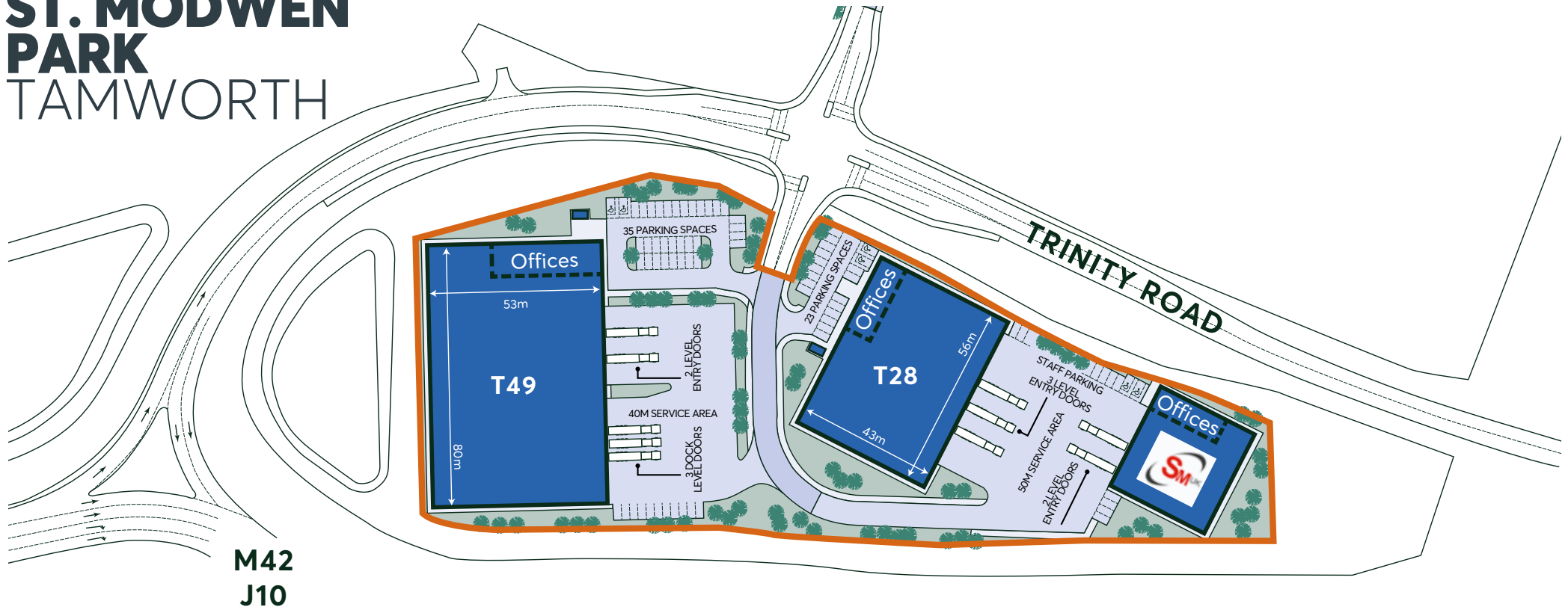


EPC rating **A**



**Electrical**  
vehicle charging points

# ST. MODWEN PARK TAMWORTH



## EXTERNAL



- Up to 40m deep service yards
- Secure site
- Managed landscaped environment

## WAREHOUSE



- FM2 category floor
- 50KN/m<sup>2</sup> floor loading
- EPC rating A

## OFFICE



- Comfort cooling
- Suspended ceilings
- Raised access flooring

# ST. MODWEN PARK TAMWORTH

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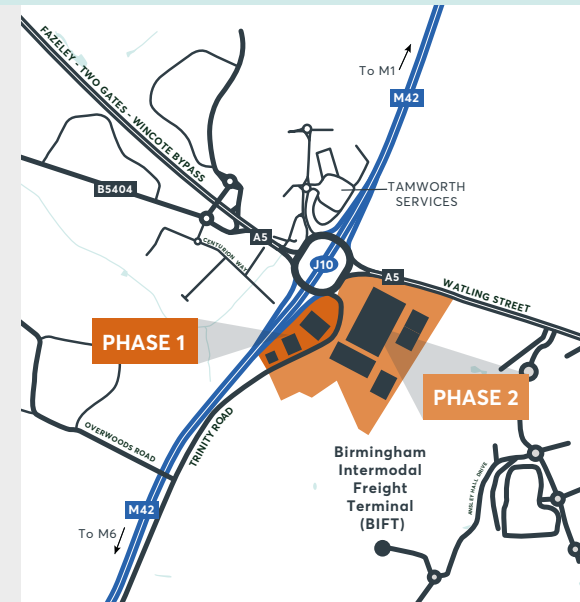
SAT NAV: B78 2EY

## LOCATION

St. Modwen Park Tamworth is located directly on J10 of the M42 motorway and within 5 minutes of Birmingham Intermodal freight terminal. Birmingham City Centre is approx. 15 miles to the south west via J4A of the M6 which in turn provides extensive access to the greater midlands area.

Open 24 hours per day, 7 days per week, BIFT is operated by the UK's foremost multimodal transport and container handling specialists, Maritime.

The 35 acre facility offers daily rail connections with Felixstowe and Southampton sea ports, and regularly handles 9'6" High Cube (W10 gauge) containers, with a capacity to securely store 3,000 units on site.



## DISTANCES AND DRIVE TIME from Junction 10 M42 (Source: AA)

M42 Junction 10	0.5 miles	1 min
BIFT	1.5 miles	5 mins
M6 Toll Road	7 miles	9 mins
Coventry	14 miles	24 mins
Birmingham Airport	14 miles	22 mins
Birmingham	15 miles	23 mins
East Midlands Airport	23 miles	27 mins
London	111 miles	2 hrs 4 mins

## FOR FURTHER INFORMATION

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