

# ST. MODWEN PARK TAMWORTH

stmodwenlogistics.co.uk

AVAILABLE FOR  
IMMEDIATE OCCUPATION

# PHASE 1

12,375 sq ft -  
49,000 sq ft



ST.MODWEN



\*Computer generated image

# 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 providing occupiers with the opportunity to base themselves at the heart of the Midlands motorway network. The M42 motorway provides direct access to the M6, M6 Toll, M1 and M40 motorways.

### ACCOMMODATION (PHASE 1)

T49	SQ FT	SQ M	T12	SQ FT	SQ M
Warehouse	45,500	4,227	Warehouse	11,250	1,045
Office	3,500	325	Office	1,125	104.5
<b>TOTAL</b>	<b>49,000</b>	<b>4,552</b>	<b>TOTAL</b>	<b>12,375</b>	<b>1,149.5</b>

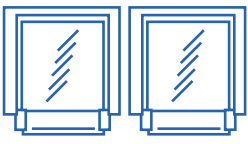
  

T28	SQ FT	SQ M
Warehouse	25,900	2,406
Office	2,100	195
<b>TOTAL</b>	<b>28,000</b>	<b>2,601</b>

PHASE 1 WILL PROVIDE 3 HIGH SPECIFICATION UNITS RANGING FROM 12,375 SQ FT UP TO 49,000 SQ FT, THE UNITS BENEFIT FROM THE FOLLOWING:

- DEDICATED YARDS AND PARKING
- FIRST FLOOR OFFICES
- UP TO 10M HAUNCH HEIGHT
- UP TO 50KN/SQ M FLOOR LOADING
- 24/7 ACCESS

\*Source: ONS, MYEDE, 2015



Dock and level loading



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

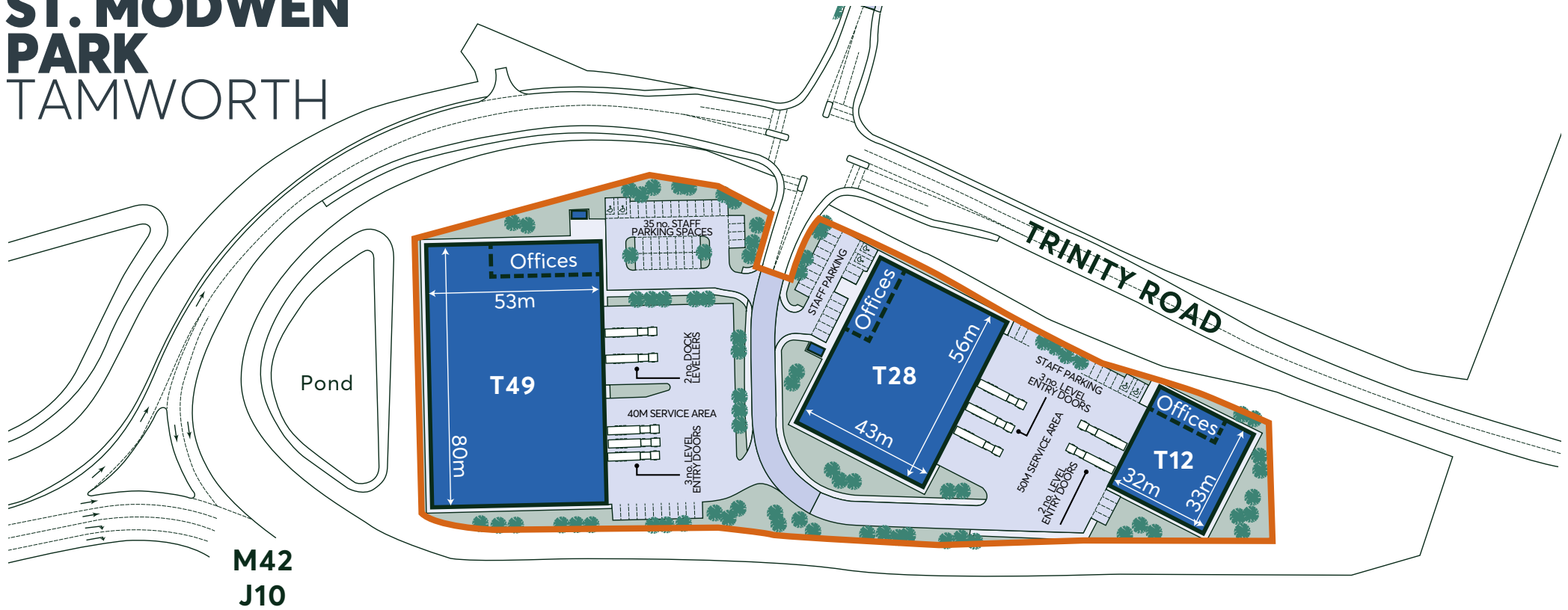


Up to 7.5 MVA of power supply



EPC rating A

# ST. MODWEN PARK TAMWORTH



## EXTERNAL



- Up to 40m deep service yards
- Secure site
- Security lighting – office car park / service yard
- Covered cycle shelter

## WAREHOUSE



- Up to 10m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- EPC rating A

## OFFICE



- First floor open plan offices
- Comfort cooling
- Suspended ceilings
- Raised access floors

# ST. MODWEN PARK TAMWORTH

**ST. MODWEN  
PARK  
TAMWORTH**



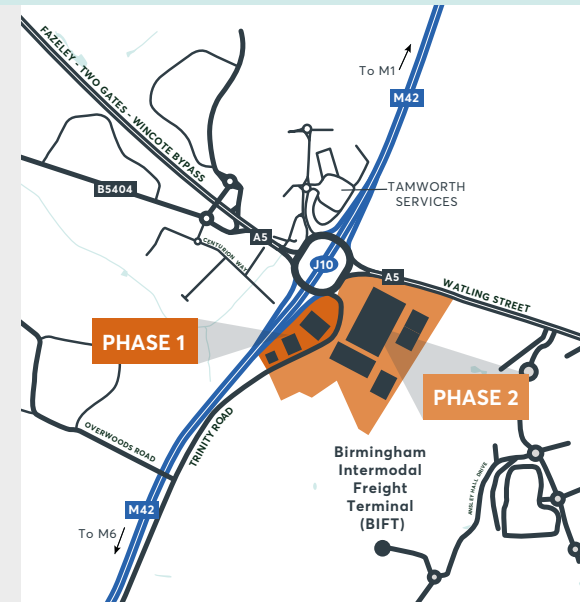
SAT NAV: B78 2EY

## 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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