

TO LET
IMMEDIATELY AVAILABLE

A joint development by

AberdeenStandard
Investments

OPUS
LAND



 **ACE
135**
TAMWORTH
ACE135TAMWORTH.CO.UK

**ACE 135,
RELAY PARK,
J10 M42,
TAMWORTH
B77 5PB**

NEW WAREHOUSE PREMISES
136,391 SQ FT
(12,671.19 SQ M)

NEW WAREHOUSE PREMISES FOR YOUR BUSINESS

LOCATION

Situated in one of the Midlands premier distribution and warehousing locations, ACE 135 is ideally positioned on Relay Park, Tamworth, directly off Junction 10 of the M42 Motorway. The immediate surrounding area is home to some of the Midlands most well-known and established distribution parks, including Birch Coppice Business Park, Centurion Park, Core 42, Tamworth Logistics Park and Relay Park itself.

Junction 10 of the M42 provides direct access to all Midlands motorways, including the M6, M6 Toll, M5 and M40, as well as immediate access to the A5 trunk road, providing direct access to Junction 1 of the M69 to the south east and Junction T4 of the M6 Toll to the north west.

The location is also home to the Birmingham Intermodal Freight Terminal (BIFT), situated on Birch Coppice Business Park and providing direct access to the UK's rail infrastructure. The terminal is operated on a 24 / 7 basis by container handling specialist, Maritime.



A PRIME LOCATION

ACE 135, Tamworth is centrally located and close to a wide range of amenities and transport links.



CITIES

LOCATION	DISTANCE	TIME
Birmingham	15 miles	23 mins
Manchester	100 miles	1 hr 41 mins
Leeds	103 miles	1 hr 38 mins
London	111 miles	2 hr 04 mins
Bristol	145 miles	2 hr 34 mins



MOTORWAYS

ROAD	DISTANCE
M42	0.3 miles
M6 Toll	7 miles
M6 North	8 miles
M5 South	18 miles
M1 North	20 miles



AIRPORTS

LOCATION	DISTANCE
Birmingham Airport	14.3 miles
East Midlands Airport	24.4 miles
Manchester Airport	83 miles
London Heathrow Airport	116 miles



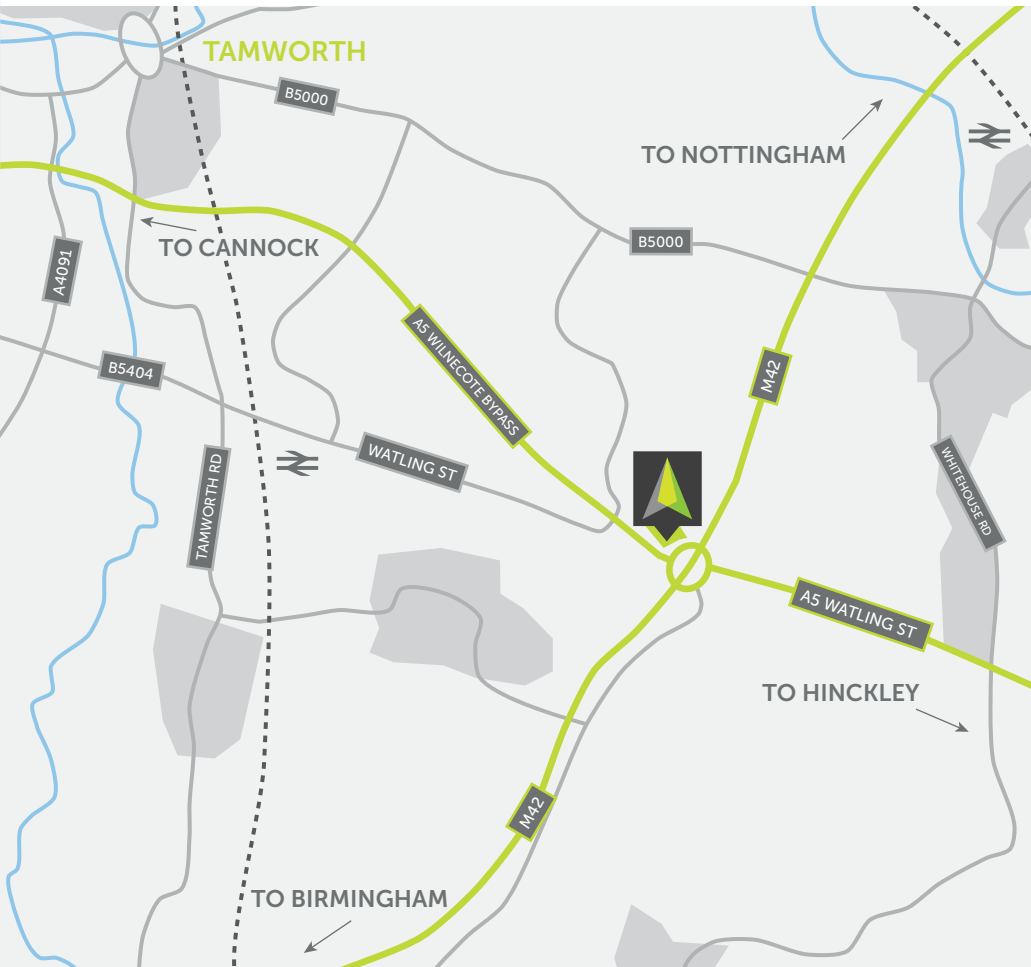
PORTS

LOCATION	DISTANCE
London Ports	131 miles
Felixstowe	165 miles
Dover	199 miles



JAGUAR LAND ROVER

LOCATION	DISTANCE
Castle Bromwich	12.7 miles
Whitley Plant	25 miles
Solihull Plant	17.2 miles
i54 Plant	25.4 miles





ACCOMODATION	SQ FT	SQ M
First & Second Floor Offices	9,254	859.78
Warehouse / Production Space	127,137	11,811.41
TOTAL	136,391	12,671.19

PREMIUM SPECIFICATION

OFFICES

- Ground floor entrance / reception area
- Passenger lift (8 no. of persons)
- Male, female and disabled WC facilities
- Shower and changing facilities
- Gas central heating
- Kitchenettes (one kitchenette per floor)
- Carpet
- Raised access floors
- Suspended ceiling
- Recessed LED lighting

WAREHOUSE

- Steel portal frame construction
- 12 metres to underside of haunch
- 12 dock level loading doors including 2 European size doors
- 4 level access loading doors
- Floor loading capacity of 50 kN/sq m
- 10% natural roof lights

EXTERNAL

- Secure gated environment
- 180 car parking spaces
- 29 trailer parking spaces
- 50m service yard
- 25m turning circle
- Covered cycle storage
- Recycling & refuse area

LOCAL OCCUPIERS INCLUDE



For further information, please contact one of the team on the details below:

James Darby
DIRECTOR,
DARBY KEYE



T 0121 647 3541
M 07951 147 417
E James.Darby@darbykeye.co.uk

Chris Keye
DIRECTOR,
DARBY KEYE



T 0121 647 3541
M 07951 147 421
E Chris.Keye@darbykeye.co.uk

Carl Durrant
DIRECTOR, JLL



T 0121 214 9950
M 07971 404 655
E Carl.Durrant@eu.jll.com

Richard James-Moore
DIRECTOR, JLL



T 0121 214 9817
M 07469 403 599
E Richard.James-Moore@eu.jll.com