

AVALON POINT

BRAND NEW
INDUSTRIAL
WAREHOUSES

ERDINGTON INDUSTRIAL PARK | BIRMINGHAM | B24 0RD



NOW UNDER CONSTRUCTION - AVAILABLE Q3 2024

AVALON UNIT 1
42,367 SQ FT (3,936 SQ M)

AVALON UNIT 2
57,903 SQ FT (5,379 SQ M)

CD COMBINED
100,270 SQ FT (9,315 SQ M)

TO LET

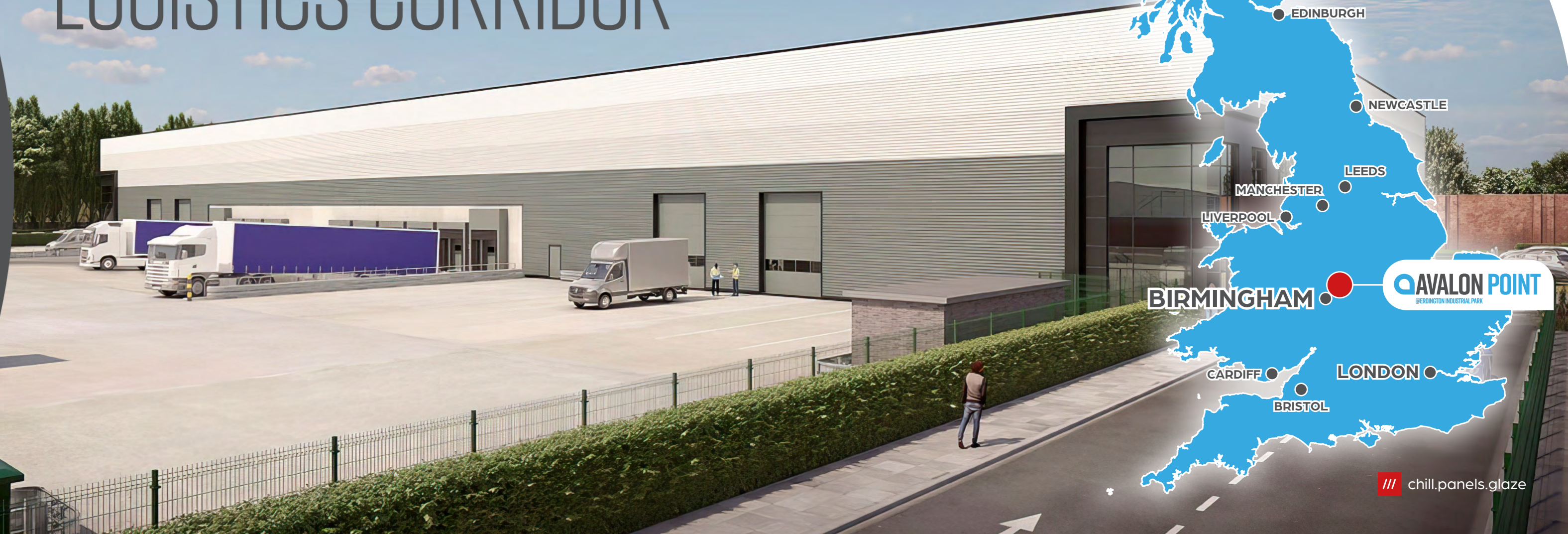
PERFECTLY SITUATED AT THE HEART OF THE MIDLAND'S LOGISTICS CORRIDOR

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.



SPECIFICATION

BREEAM®
BREEAM 'EXCELLENT'

10M
EAVES HEIGHT

SECURE
SITE

10 DOCK LEVEL
LOADING DOORS

500 KVA
POWER SUPPLY TO
EACH UNIT

UNIT 1
340 SQM PV
(GENERATE 54500 KWH PA)
UNIT 2
450 SQM PV
(GENERATE 72000 KWH PA)

119 CAR
PARKING BAYS

4 LEVEL ACCESS
DOORS

14 HGV
PARKING
SPACES

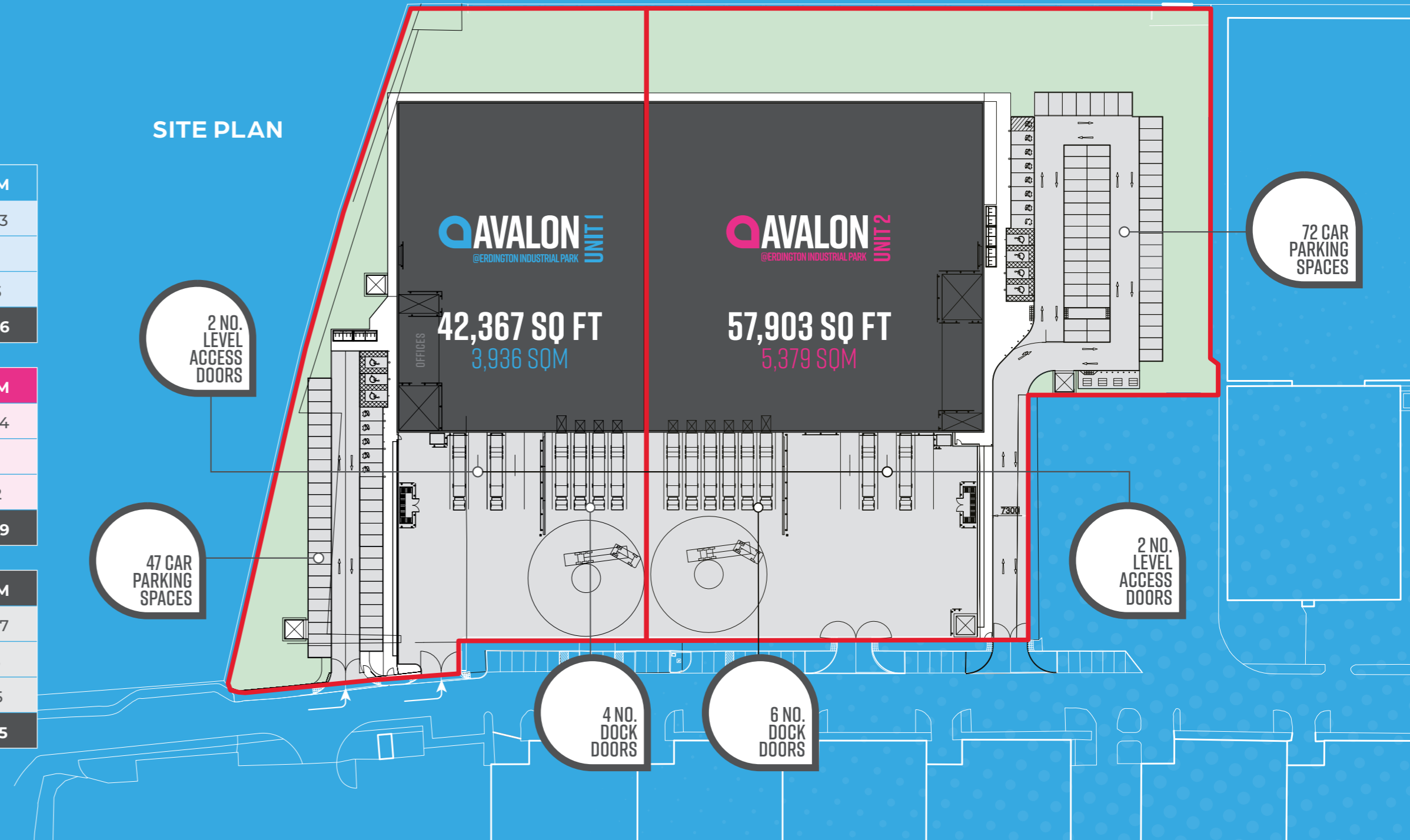
ACCOMMODATION SCHEDULE

AVALON UNIT 1	SQ FT	SQ M
Warehouse	39,102	3,633
Ground Floor Office	864	80
First Floor Office	2,401	223
TOTAL	42,367	3,936

AVALON UNIT 2	SQ FT	SQ M
Warehouse	54,078	5,024
Ground Floor Offices	894	83
First Floor Offices	2,931	272
TOTAL	57,903	5,379

COMBINED	SQ FT	SQ M
Warehouse	93,180	8,657
Ground Floor Offices	1,758	163
First Floor Offices	5,332	495
TOTAL	100,270	9,315

SITE PLAN





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		
Chester Road Train Station		2.4 miles
Train to Birmingham New Street		13 mins
AIRPORT		
Birmingham Airport & NEC		8.3 miles

ONLY 7 MINUTES FROM JCT 5 OF THE M6

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

AVALON POINT

@ERDINGTON INDUSTRIAL PARK



ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser / tenant will be required to satisfy the Vendor on the source of funds used to acquire the property.

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.



NEIL SLADE

T 07766 470384

E neil.slade@harrislamb.com

THOMAS MORLEY

T 07921 974139

E thomas.morley@harrislamb.com

MATTHEW TILT

T 07834 626172

E matthew.tilt@harrislamb.com

TERMS

Available to let on a new FRI lease.

RATES

To be assessed.

EPC

EPC A target.

BREEAM Excellent target.



CHRIS KEYE

T 07951 147421

E chris.keye@darbykey.co.uk

JAMES DARBY

T 07951 147417

E james.darby@darbykey.co.uk

MISREPRESENTATION ACT

Darby Keye and Harris Lamb on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Darby Keye and Harris Lamb has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. February 2024. Designed and produced by Creativeworld T: 01282 858200.