

**To Let**

Prime Distribution Unit  
High Specification  
**38,670 Sq Ft**  
**Under Refurbishment**

**Hams 38**

Hams Hall Industrial Park  
Birmingham  
**B46 1DA**

*Available Q3 2024*

The logo for 'Hams 38' features a stylized green icon of a house or building with a chimney, followed by the text 'Hams 38' in a bold, black sans-serif font. The number '38' is highlighted in a vibrant green color.





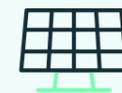
# High specification logistics space to be extensively refurbished



38,670 Sq Ft  
Total Area



4 Level  
Loading Doors



Solar PV  
Panels



Power  
93KVA



EV Charging  
Points



EPC  
Rating A



8M Eaves  
Height



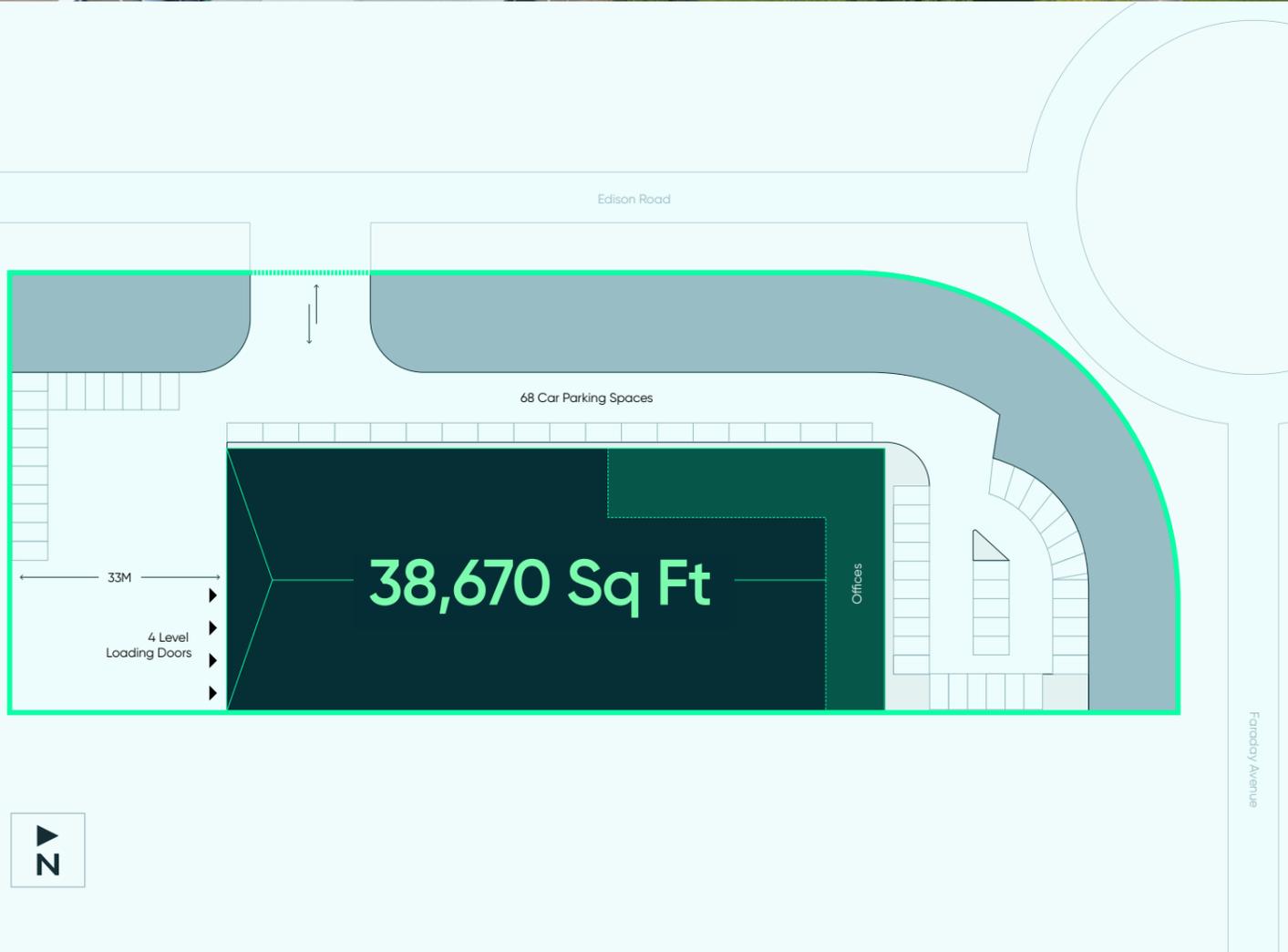
33M Yard  
Depth



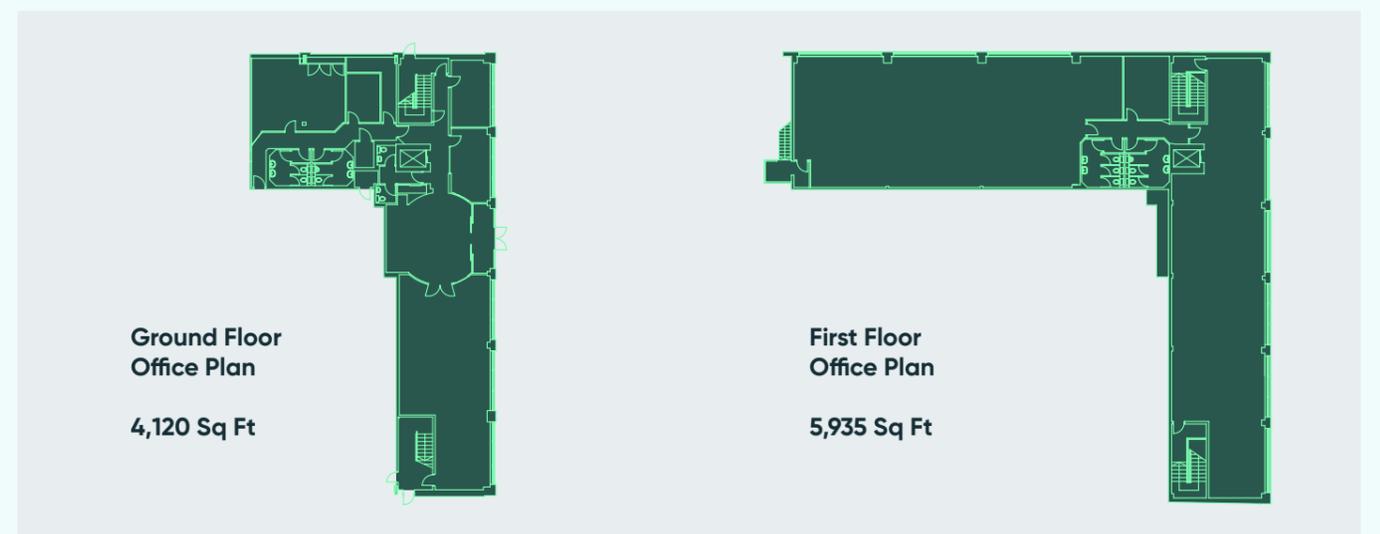
68 Car  
Parking Spaces



Targeting BREEAM  
Very Good



Area (GIA)	Area (Sq M)	Area (Sq Ft)
<b>Ground</b>		
Warehouse	2,658.4	28,615
Office	382.8	4,120
<b>First</b>		
Office	551.4	5,935
<b>Total (GIA)</b>	<b>3,592.6</b>	<b>38,670</b>



# In Good Company

#Hams38

Expeditors

arvato  
BERTELSMANN

DHL

Sainsbury's



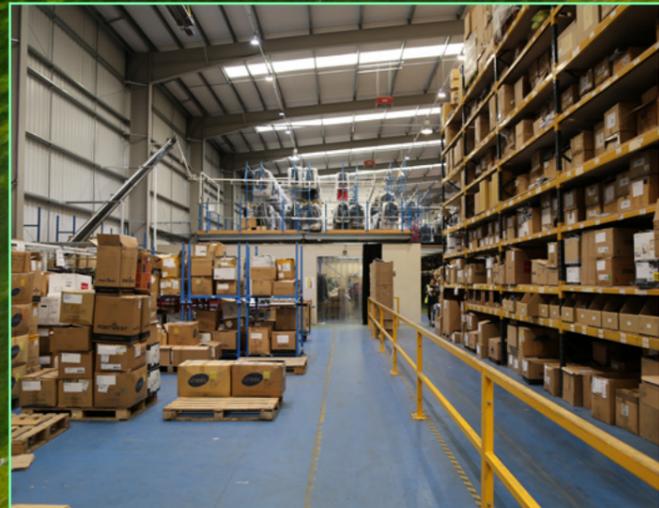
GXO

ceva

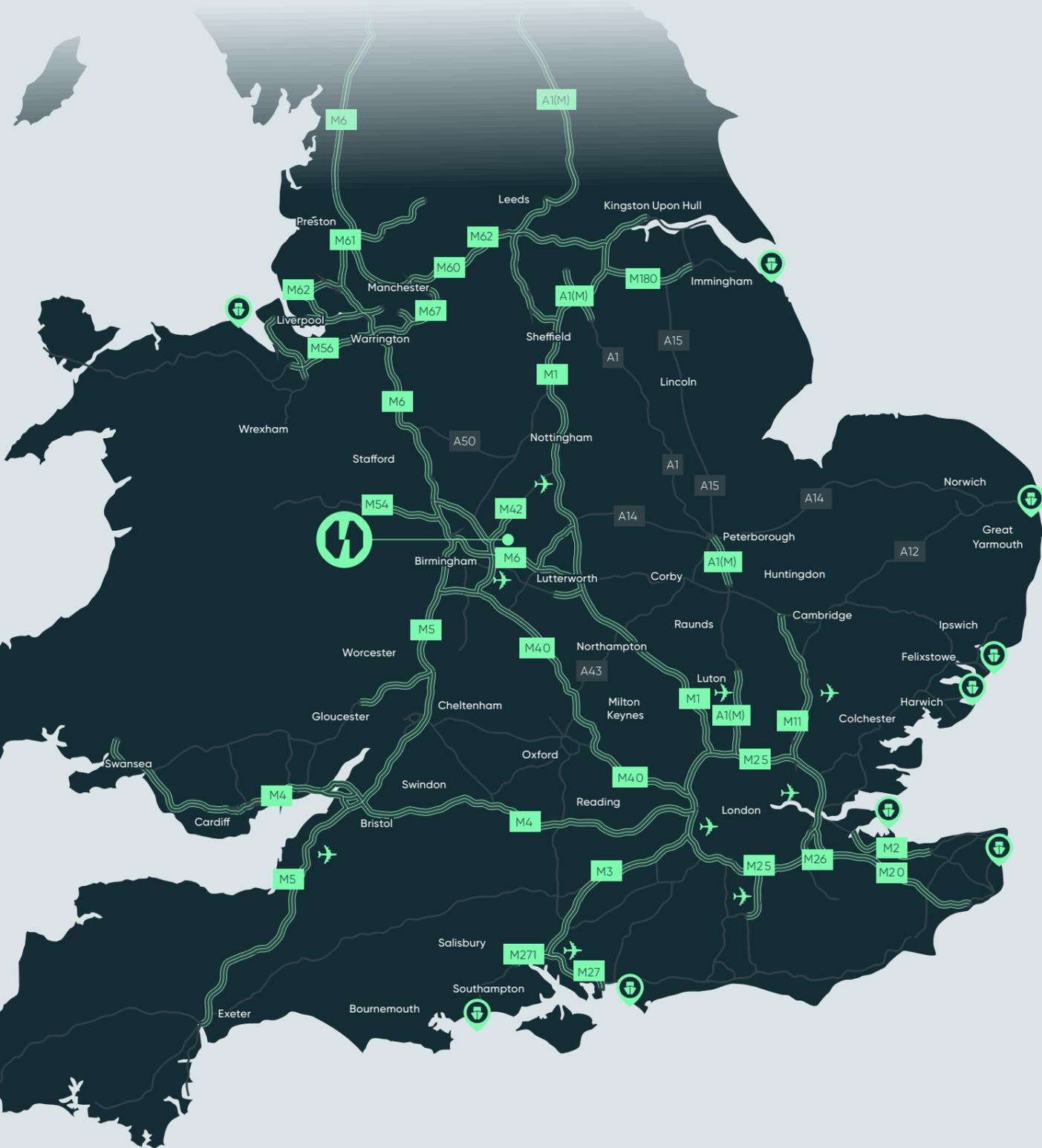
JLR

KUEHNE + NAGEL

DP WORLD



# Logistics Based in The Golden Triangle



## "Hams38

Hams 38 is a strategically positioned warehouse in the coveted Golden Triangle, offering an unrivalled location. Connected to the national motorway network via the M42/M6 Toll (Junction 9), the warehouse ensures unparalleled accessibility for streamlined distribution.

The proximity to the Hams Hall Rail Freight Terminal, the UK's busiest inland rail terminal, provides a multimodal transportation advantage. With a labour pool of 7.5 million within a one-hour drive, including 9.2% specialising in transportation and storage, the location ensures both abundance and skill. The imminent completion of Phase 1 of HS2, reducing travel time from Birmingham to London to 49 minutes, positions Hams 38 at the forefront of progressive logistics.

**2,600,000** **60.2%**

People are reachable within a 30 minute drive.

Of the local population are economically active.

**9.2%**

Of the local population employed in transportation and storage

**£579**

The local wage is £63 less than the UK average

Sources: ONS - 2021 Census



\*HH - Hams Hall

Icon	Minutes	Miles	Location	Minutes	Miles	Icon	Minutes	Miles
	4	1.7	Birmingham	20	13		15	9.7
	10	4.9	Coventry	30	16		34	30.7
	22	17	Nottingham	56	42.2		<b>Minutes</b>	<b>Miles</b>
	23	17.3	Manchester	1 hr 48	90.7		2	0.8
	27	18	London	2 hr 31	122		7	2.8

# Hams38

Further Information

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