

ST. MODWEN PARK TAMWORTH T119



B78 2EY

///SCHOOL.SCRIPT.TREND

EPC A
rating

With EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices



Accreditation of BREEAM Excellent for units over 70,000 sq ft



Located on an established industrial park

AVAILABLE FOR IMMEDIATE OCCUPATION

T119 TO LET: 119,372 SQ FT (11,090 SQ M)

High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Tamworth T119** provides versatile industrial and logistics warehousing in a prime location in the heart of the Midlands. Current occupiers in the vicinity include big names such as Aldi, DFS, Speedy Hire, DB Schenker and UPS.

An ideal location for the Midlands and beyond

This thriving 32-acre distribution site is ideally located adjacent to junction 10 of the M42. Birmingham City Centre is approximately 15 miles to the south west via J4A of the M6 providing extensive access to the greater midlands area.

Occupants of St. Modwen Park Tamworth will also benefit from being within 5 minutes of Birmingham Intermodal freight terminal, operated by the UK's foremost multimodal transport and container handling specialists, Maritime.



Your unit will be part of a well-established business park, ideally located for **national distribution**.



Smart LED lighting helping you reduce energy consumption by **up to 75%**.



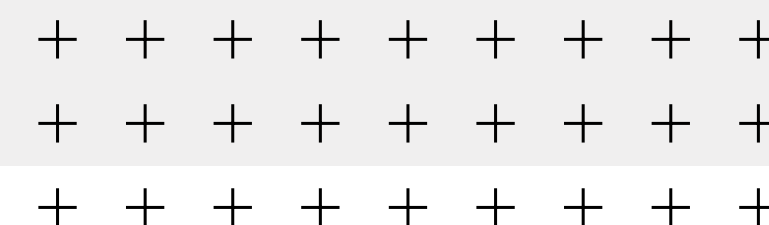
15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent accreditation for units over 70,000 sq ft.



With an **EPC A rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.



TO NOTTINGHAM
& M1 NORTH

TO BIRMINGHAM

M42
J10

WINIT

MOONPIG

EUROPOOL

T119
AVAILABLE NOW

SUPERSMART

ITG

SMUK

Why choose St. Modwen Park Tamworth?



Strategically located on
the M42, J10



Average full time
weekly wage of £540.60
(11.78% lower than the
UK average)*



5 minutes drive to BIFT



Health and wellbeing
amenities on-site
including trim-trail

You're well-connected

**ST. MODWEN
PARK**
TAMWORTH



5 MINUTES

drive to Birmingham Intermodal Freight Terminal



0.5 MILES

to M42 J10



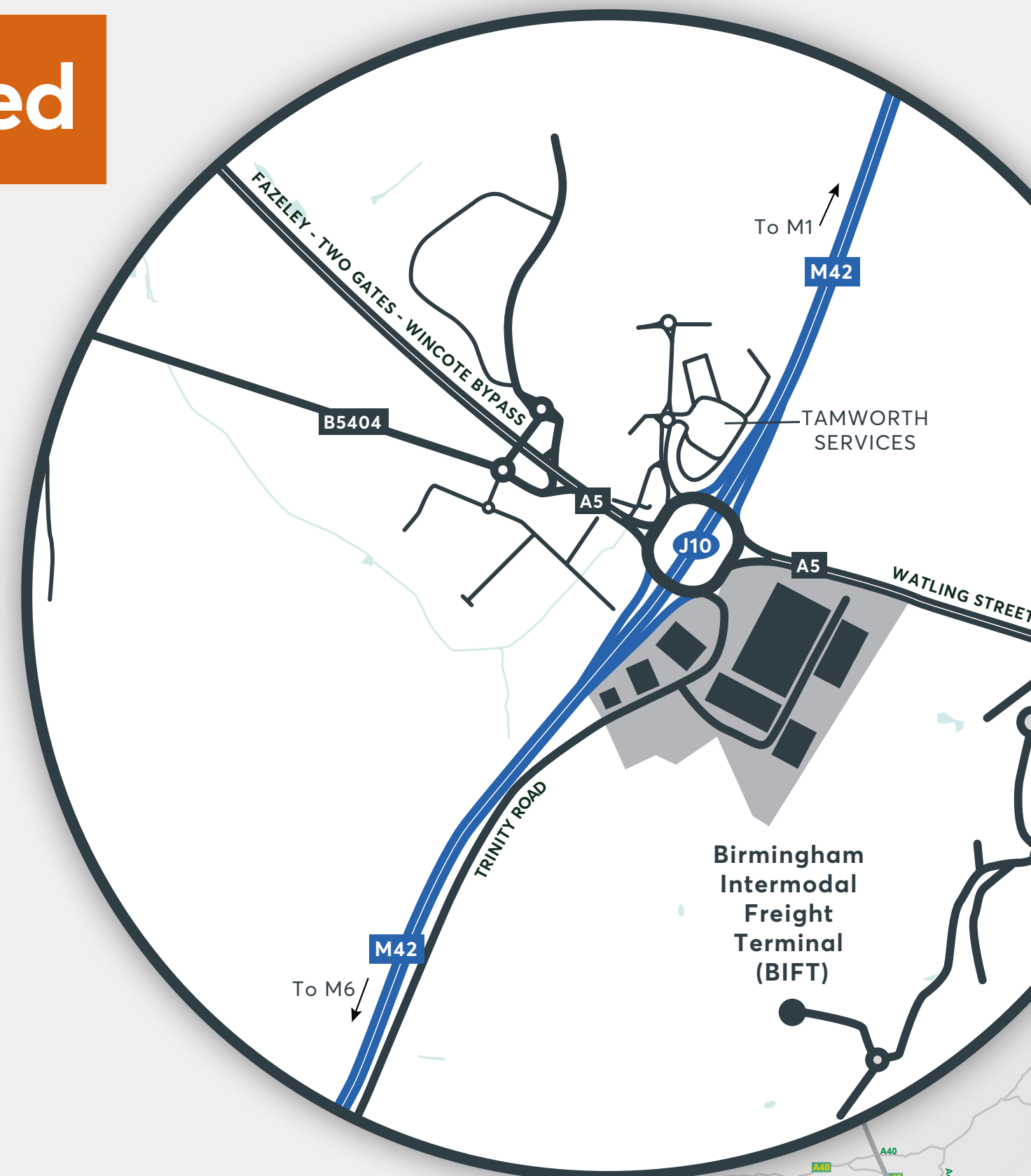
4.3 MILES

to Birmingham Airport



17 MILES

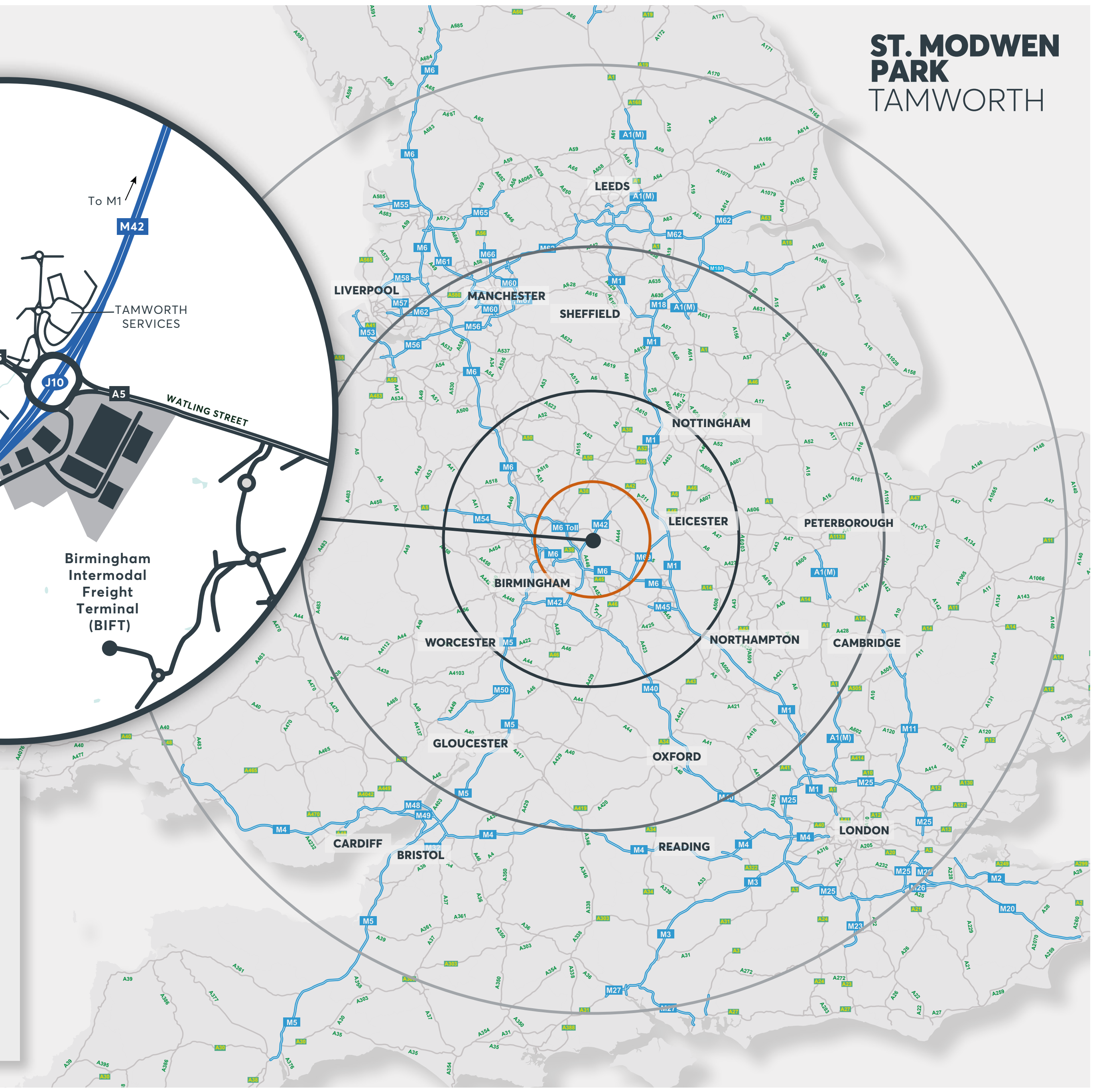
from Birmingham City

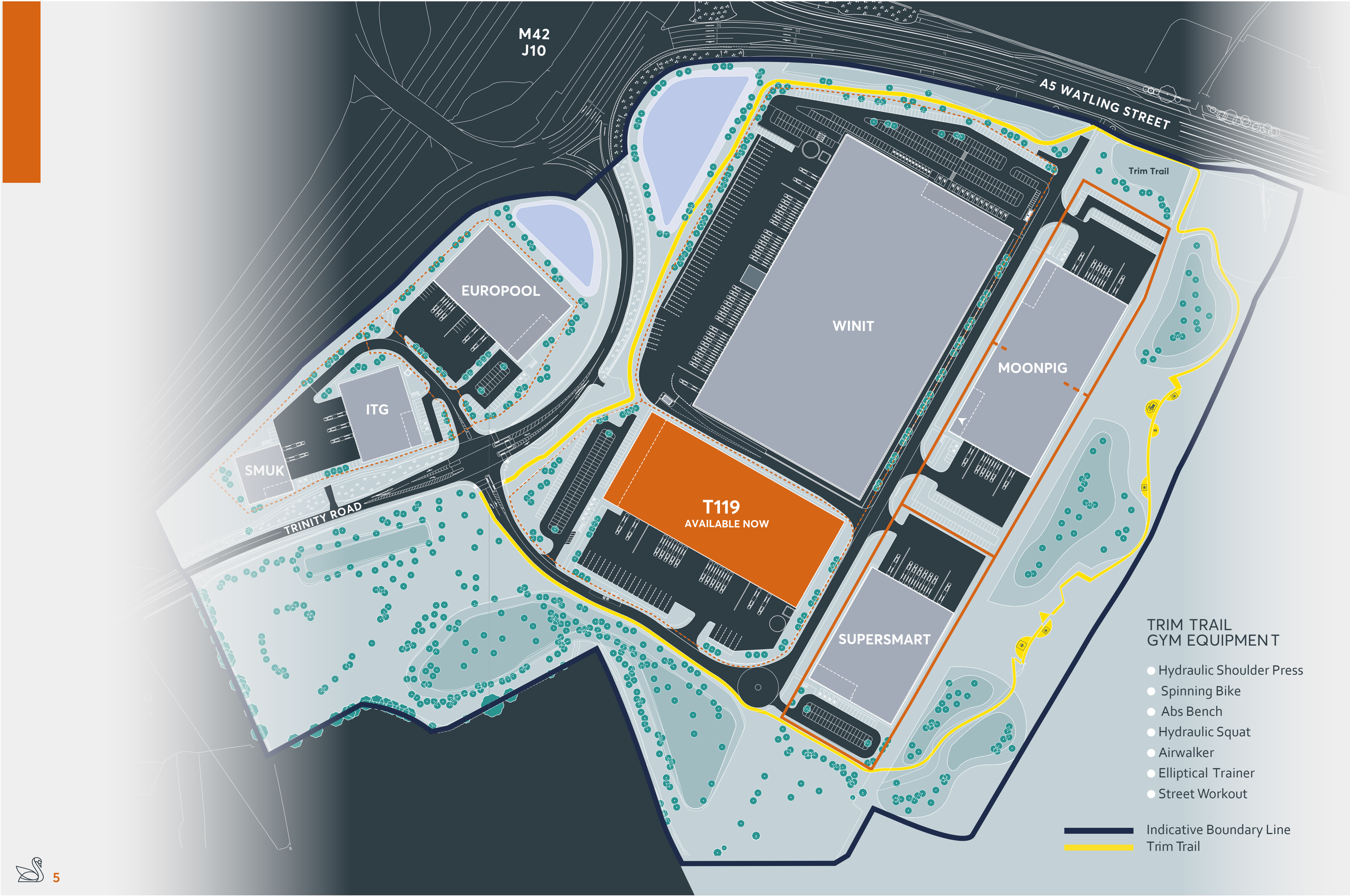


Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.





**TRIM TRAIL
GYM EQUIPMENT**

- Hydraulic Shoulder Press
- Spinning Bike
- Abs Bench
- Hydraulic Squat
- Airwalker
- Elliptical Trainer
- Street Workout

— Indicative Boundary Line
— Trim Trail



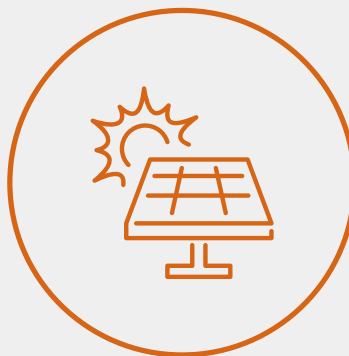
Schedule of accommodation

T119	
WAREHOUSE INC GF CORE	111,413 SQ FT (10,350.6 SQ M)
OFFICE	7,669 SQ FT (712.5 SQ M)
PLANT DECK	290 SQ FT (26.9 SQ M)
TOTAL INC. PLANT DECK	119,372 SQ FT (11,090 SQ M)
HEIGHT	12.5M
FLOOR LOADING	50 kN/M ²
DOCK LEVEL LOADING DOORS	10
LEVEL ACCESS LOADING DOORS	4
YARD DEPTH	50M
CAR PARKING SPACES	110
HGV PARKING SPACES	23
EV CHARGING POINTS	10

All floor areas are approximate gross internal areas.



50kN floor loading



60 kWp PV solar panel array. Roofs designed to take 100% PV as standard



Office space with lift and separate staff canteen



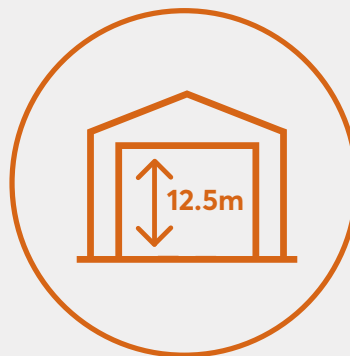
750 kVA of power supply available



EV car charging



15% roof lights

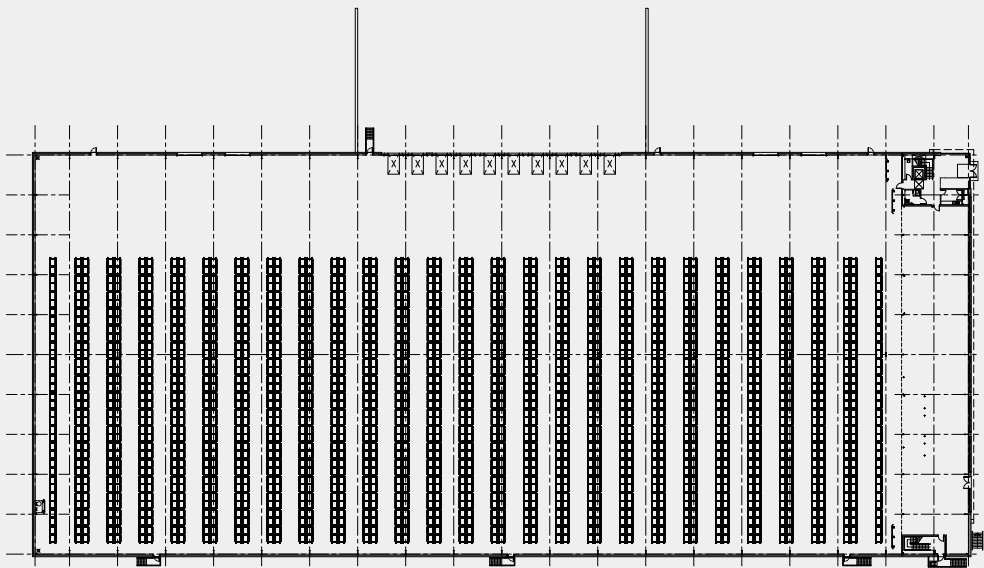


12.5m internal height subject to planning

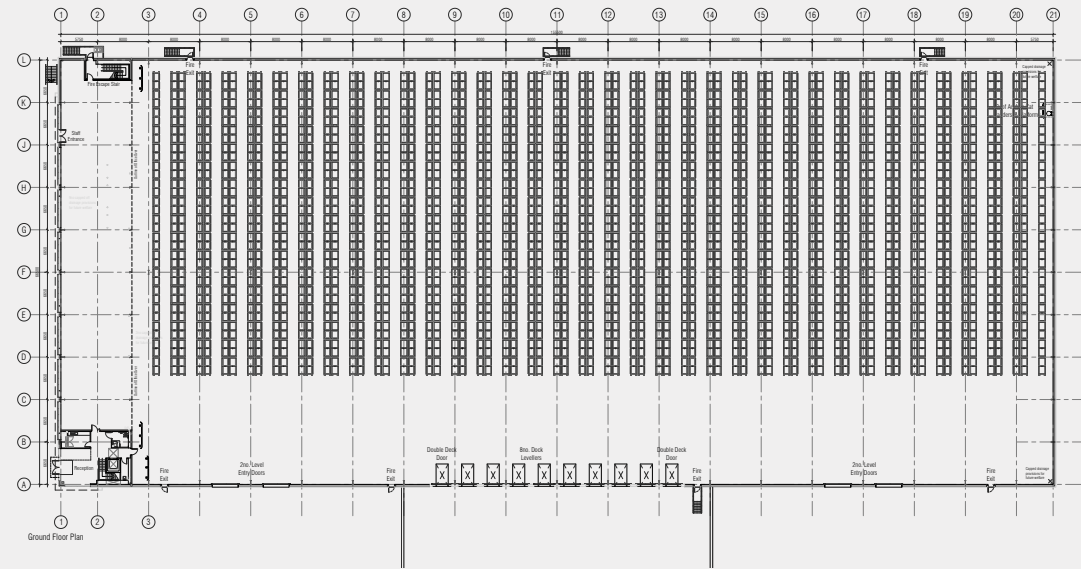


Intelligent LED lighting to the warehouse

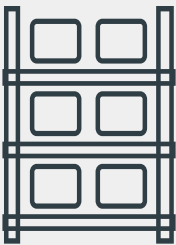
INDICATIVE RACKING OPTIONS



WIDE RACKING
8,840 PALLETS



NARROW RACKING
11,900 PALLETS





GEORGE GOLDSMITH
Asset Manager

“

We know that people and the planet are important to you - they're important to us too.

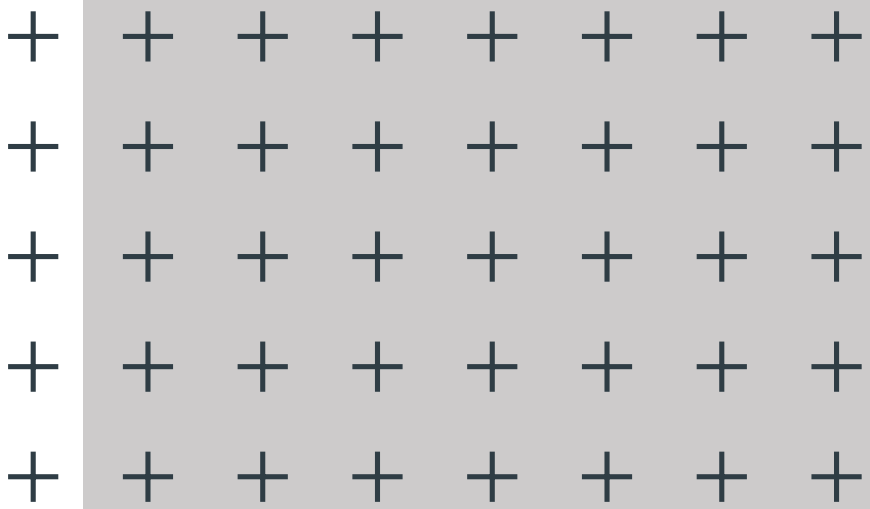
That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

Let's talk

07741 140 174
george.goldsmith@stmodwen.co.uk

”





At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

Sarwjit Sambhi,
Chief Executive Officer

“With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work”.

Huboo, St. Modwen Park Chippenham



The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



**AAA rated
white goods**



**Refreshment
stations**



**Smart
metering**



**Low VOC/
organic paints**



**Acoustic
control**



**Intelligent
LED lighting**



**Natural
light**



**Low energy
lifts**



**SOLAR PV AS
STANDARD, CAN
BE INCREASED
TO 100% ROOF
COVERAGE AS
REQUIRED**



**SUSTAINABILITY
AT THE CORE**



**EV CHARGERS
INSTALLED
AS STANDARD**



**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**



GEORGE GOLDSMITH

Asset Manager

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ST. MODWEN PARK TAMWORTH

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TRINITY ROAD
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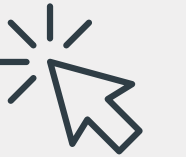
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High performance space where you need it.

Discover more



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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. April 2024. TBDW 00884-08.