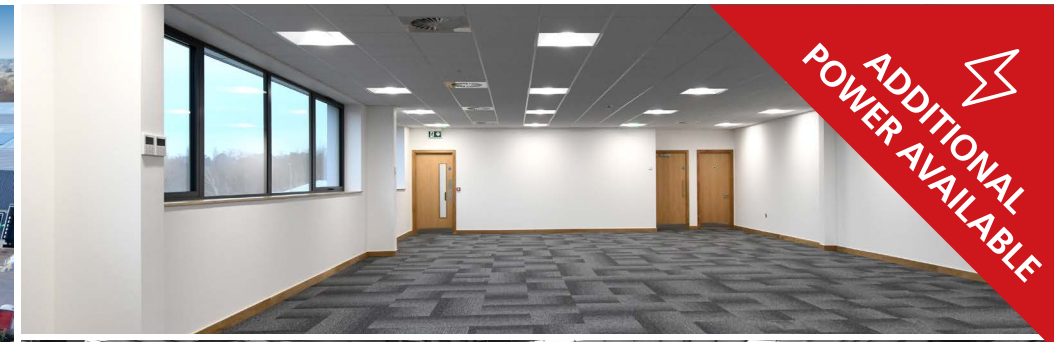


unit 8

URBAN8 ■ KINGS NORTON ■ BIRMINGHAM ■ B38 8SR ■ ///SPARKS.BARED.BRASS



New Urban Logistics / Manufacturing Unit 40,233 Sq Ft **TO LET – AVAILABLE NOW**

- BREEAM 'Outstanding'
- EPC A
- 4 miles to M42 J2
- 400kVa power supply (additional power available)
- 40m - 51m secure service yard
- Secure detached unit
- 10m clear height
- 7 EV charging spaces
- Enhanced solar PV's

BIRMINGHAM

unit 8

URBAN8 ■ KINGS NORTON ■ BIRMINGHAM ■ B38 8SR ■ ///SPARKS.BARED.BRASS



DESCRIPTION

Urban8 is a new high tech urban logistics / manufacturing hub, strategically located in the heart of Birmingham. The unit offers the latest ESG amenities as standard.

The scheme is set in green landscaped surrounds, providing inspiring spaces for employees to enjoy and thrive. Urban 8 is situated within a 4 minute walk of Kings Norton Station with regular train services to Birmingham New Street and provides easy access to J2 M42 within 4 miles and Birmingham City Centre within 7 miles.

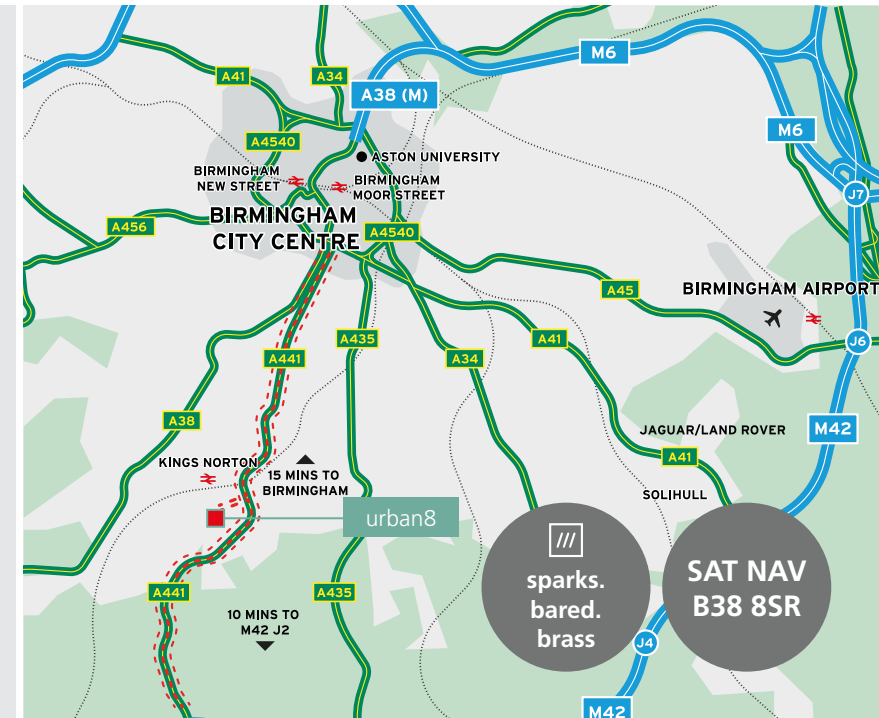
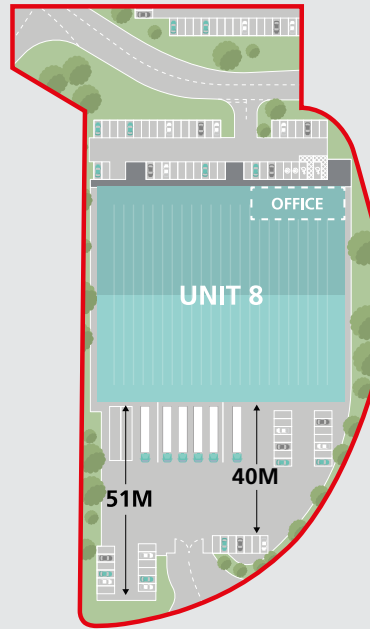
LOCATION

Urban8 is perfectly positioned for last mile urban logistics, located next to Kings Norton railway station and accessible via the A441 which connects to the M42 Junction 2.

ACCOMMODATION

UNIT 8	SQ FT
GF / warehouse	36,799
First Floor Office	3,434
TOTAL	40,233

Approximate Gross Internal Areas



10M UNDERSIDE
HAUNCH HEIGHT



40M - 51M
YARD DEPTH



4 DOCK
LEVEL DOORS



2 LEVEL
ACCESS DOORS



400KVA
POWER SUPPLY



68 CAR
PARKING SPACES



7 FITTED EV
CHARGING SPACES



POTENTIAL SAVINGS IN
UTILITY COSTS FROM
PV PANELS - £13,536PA

FURTHER INFORMATION

Is available through our joints agents and our website:
canmoor-urban8.com

TERMS

All units are available on new FRI leases on terms to be agreed.

PLANNING

Use Classes B2, B8 and E(g)ii and E(g)iii.



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