

NEW DEVELOPMENT

# IRON PARK.

A new logistics / manufacturing scheme for multiple units, or a single development up to 488,250 sq ft (45,360 sq m)



Walsall, West Midlands, WS10 8RD.

[www.ironpark.co.uk](http://www.ironpark.co.uk)

## SUMMARY

- Can offer a single unit up to 488,250 sq ft
- 90% of UK population within 5 hour HGV drive time
- Close to J9/10 M6 motorway
- Immediately accessible to Black Country New Road A41 and Black Country Route A463
- Unrestricted B2 & B8 industrial and distribution uses with B1a ancillary office accommodation
- Current power 6.6 kv amps, with opportunity to increase

## THE DEVELOPER

Parkhill Estates has been involved in remediating, renovating and bringing forward brownfield land for over 30 years and has a successful track record of rectifying disused sites and developing schemes that energise local regeneration initiatives.

Parkhill's thorough development process manages environmental liability, the risks related to the remediation costs and the long lead time. From inception we focus on outcomes, working alongside public and private stakeholders to design schemes in sympathy with regional, business and community plans.

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## THE OPPORTUNITY

### FLEXIBILITY FOR GROWTH

Iron Park is one of the few sites in the West Midlands area capable of supporting a single building of up to 488,250 sq ft. It provides occupiers with a canvas to purpose build a significant property solution and plan for growth by incorporating resilience, capacity, infrastructure, technology and environmental targets.

### CONNECTIVITY

The region enjoys a prime strategic location at the heart of the country's motorway and rail network. 90% of the UK population lives no more than a five-hour HGV drive away. Birmingham airport has flights to 150 destinations worldwide. Global players to start-up businesses are drawn to the West Midlands for its superb transport links, established logistics locations and skilled workforce.

Local occupiers include Wiggle, Poundland, Yodel, Lidl, Royal Mail, Dreams, Warburtons and Amazon.

# INDICATIVE LAYOUTS & SPECIFICATION

## OPTIONS

### MASTERPLAN



Iron Park is a 488,000 sq ft industrial scheme with a resolution to grant planning permission subject to a s106 Agreement.

The 11-hectare development site can accommodate a single 488,250 sq ft unit, making it one of the biggest potential developments underway in the West Midlands.

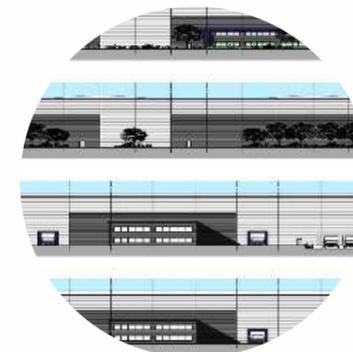
# TYPICAL SPECIFICATIONS

The development will comprise a single unit up to a maximum of 488,250 sq ft with a BREEAM rating of 'Very Good'. Cross docked and multiple units can be considered on application.



### WAREHOUSE/FACTORY SPACE

- Steel portal frame with a clear underside of haunch height of 15m
- Composite & Built up cladding system with 25 year guarantee
- Triple skinned roof lights to 10% of floor area
- FM2 floor slab, loading capabilities of 50kn/sq m
- Rack loading 5 - 7 tonnes depending on eaves height
- Column spacing to suit wide or very narrow aisle racking
- Level Access and Dock Level loading doors both sides
- Secure fenced yards with depths of 35m - 65m



### ANCILLARY OFFICES

- 5% office content 2 Storey, with flexibility to increase to 3 Storey
- Double height reception area
- Enhanced cladding and curtain walling to improve natural lighting
- Brise-soleil to reduce solar gain
- Full raised access floors with floor boxes at 1:10 sq m
- Suspended Ceilings
- VRF comfort cooling and heating
- LG7 lighting with automatic movement and daylight controls
- 8/13 person passenger lift
- Parking spaces on 1:30 sq m ratio or better



## AN AREA OF ECONOMIC REVIVAL WITH RAPID GROWTH.

The West Midlands has one of the fastest growing economies in the country, with a GVA\* growth rate of 20.2% over the last five years.

The region's growing, diverse economy is key strength. Instead of being reliant on one sector, the West Midlands is home to leaders in finance, life sciences, digital, automotive and aerospace.

The West Midlands is proud of its young, diverse and entrepreneurial population. Eight universities and world-class research institutions produce 52,000 graduates every year. More than 1.3 million under 25s living in the region.

### LOCATION AND ECONOMY



#### MOTORWAY

Junction 9/10 M6 3.2 / 6 miles

#### RAIL FREIGHT

ABP Hams Hall 22 miles

BIFT 30 miles

#### AIR CARGO

Birmingham Airport 21 miles

#### PORTS

Liverpool 50 miles

Hull 140 miles

Southampton 151 miles

Felixstowe 186 miles

Dover 210 miles

## MULTIMODAL LOCATION

GROWTH IS STRONG

### WORKFORCE



People of working age in the West Midlands IRO 2 million



Employment in logistics 222,600

\* Gross Value Add



## Getting there:



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