

Birmingham 100

A34 WALSALL RD | BIRMINGHAM | B42 1BP

TO LET/FOR SALE

**New 100,511 sq ft
Industrial/warehouse unit**

Available Now

- Prominent frontage to A34
- Easy access to M6 J6/7 and M5 J1
- 3.5 miles to central Birmingham
- 50m yard depth
- 43 HGV trailer parking spaces
- 12m to haunch

www.birmingham100.info



A development by

BARWOOD
CAPITAL


FIRST PANATTONI



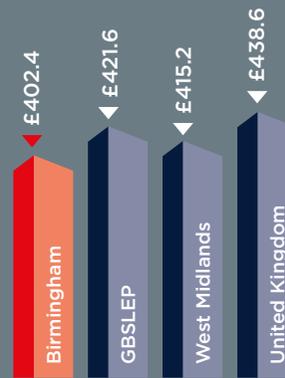
Birmingham 100

Birmingham100 fronts the A34 just six minutes drive from M6/J6. It is less than 30 minutes drive from junctions with four motorways – the M6, M5, M42 and M40.

Birmingham100 is uniquely well placed to serve Birmingham City Centre and the greater Birmingham conurbation.

DEMOGRAPHICS

Wages in the West Midlands as a whole are competitive, those in Birmingham especially so, and although wage growth has tracked national trends it has remained consistently lower.



Gross weekly pay



Nearly 3 million potential employees live within 40 minutes drive of **Birmingham100**

This highly specified 100,511 sq ft industrial/warehouse benefits from 12m to haunch and 50 metre yard with ample trailer parking.



SCHEDULE

Warehouse	95,241 sq ft	8,848 sq m
2 storey offices	5,270 sq ft	490 sq m
TOTAL	100,511 sq ft	9,338 sq m

Gatehouse not included

SPECIFICATION

- 12m haunch height
- 50m yard depth
- 8 dock levellers
- 4 level access doors
- 43 HGV trailer parking spaces
- 95 car parking spaces
- Fully fitted offices
- Raised access floors

