

# MUCKLOW PARK **TYSELEY**

**MANUFACTURING & LOGISTICS UNITS**  
up to 100,000 sq ft

[www.mucklowparktyseley.com](http://www.mucklowparktyseley.com)

**UNIT 1**  
DECORA

**UNITS 2A - 2G**  
5,100 to 14,200 sq ft  
Completion Autumn 2019

**BATTERY WAY  
EXTENSION**

**PLOT 3**  
up to 95,000 sq ft

**PLOT 4**  
up to 100,000 sq ft

**FUTURE  
DEVELOPMENT**

- 19 acres within 3 miles of central Birmingham
- Ideally placed for manufacturing supply chains and urban and national logistics
- Substantial local labourforce
- Over 5 MVA power capacity

**Accessed via new link road (Battery Way extension)  
between A41 Warwick Road and Reddings Lane**

# MADE FOR MANUFACTURING...

Mucklow Park Tyseley is one of the largest available development sites in the Birmingham conurbation. It is ideally located to serve the supply chains of major OEMs across a range of sectors including automotive, aerospace, rail, plastics and food.

Over 320,000 people are employed in manufacturing jobs across the wider West Midlands area with £16.4bn generated towards the UK economy in 2016/2017. The automotive sector alone employs 115,000 in both OEMs and SMEs supplying major manufacturers like Jaguar Land Rover, BMW and Aston Martin.

The trend towards re-shoring across all sectors will continue to increase demand for local suppliers and Mucklow Park Tyseley can provide the modern, efficient and bespoke manufacturing facilities from which to operate.

**Buildings are available up to 100,000 sq ft on a design and build basis.**

**The site has a power capacity of over 5 MVA.**

Additional sources: EEF



# ...LOCATED FOR LOGISTICS

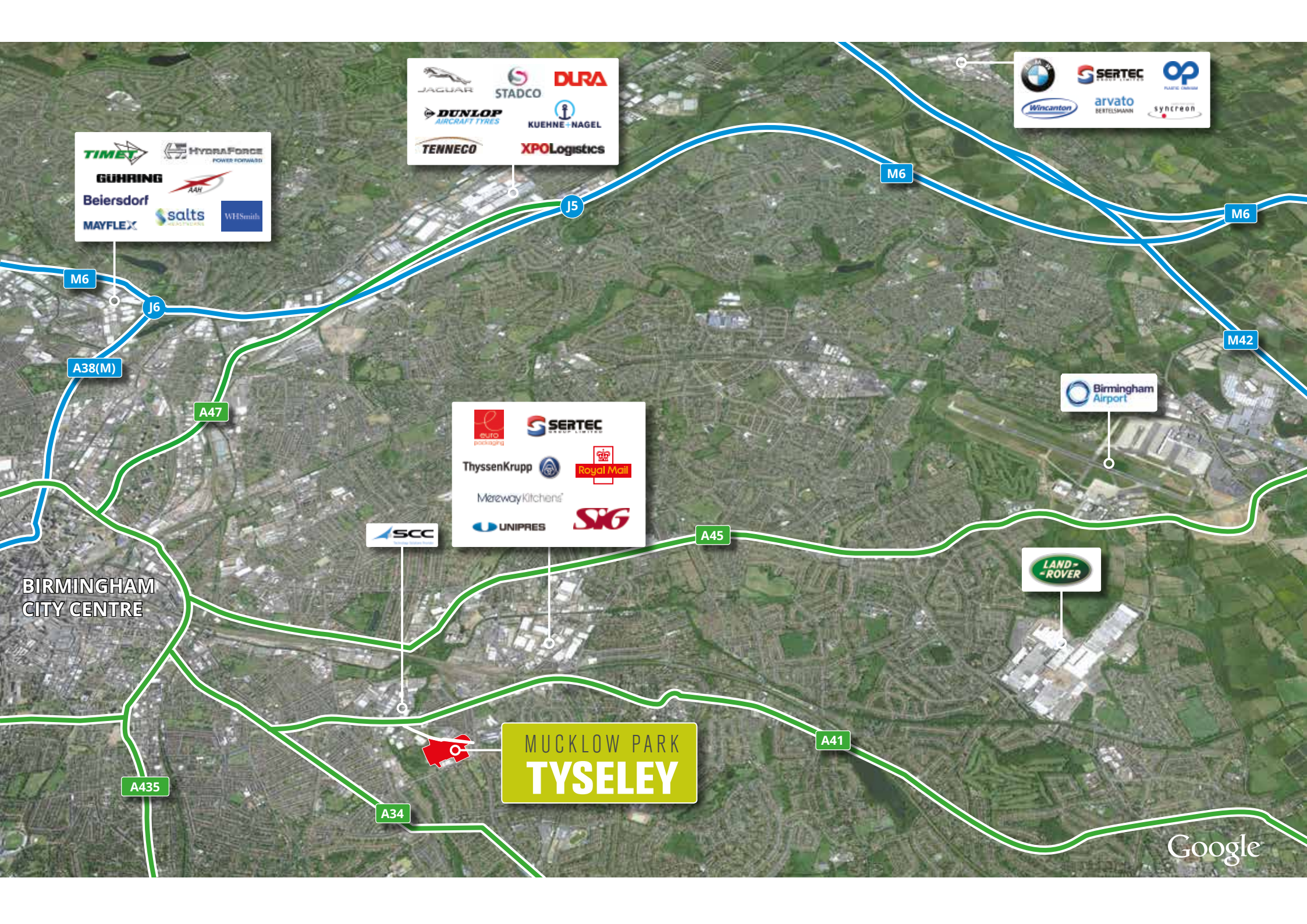


Mucklow Park Tyseley is a unique logistics location able to serve local, national and international markets.

The local road network provides links to Birmingham city centre (3 miles) and its suburbs for urban logistics and last mile delivery operations. **1.5 million people live within 10 miles.**

The national motorway network is easily accessible with M6 (Jct 6) and M42 (Jct 5) both within 20 minutes' drive. **The majority of the UK's population is within a 4 hour drive.**

For international deliveries and distribution, Freightliner's Birmingham Terminal at Saltley, with daily cargo rail services to the major deep sea ports at Felixstowe, Southampton and London Gateway, is within 3 miles. Birmingham Airport is also less than 7 miles drive from Mucklow Park Tyseley.

























MUCKLOW PARK  
**TYSELEY**

BIRMINGHAM CITY CENTRE



# TYSELEY: A PROUD HERITAGE

Tyseley is a long-established commercial location, 3 miles south east of Birmingham city centre. It benefits from excellent transport links, with Birmingham airport and the M6 and M42 motorways within easy reach via main A-roads.

The industrial/commercial area extends to around 247 acres (100 hectares) of traditional industrial and employment land and is recognised as one of the main areas in the region for automotive, rail, aerospace and associated high tech industries. It has an excellent labour supply with the necessary skills and experience for both manufacturing and logistics occupiers.

Companies based in Tyseley include Royal Mail, Sertec, Specialist Computer Centres, Europacking Plc, ThyssenKrupp Aerospace, Unipres, Meggitt Plc and Tenneco Walker. These businesses undertake a diverse range of activities including manufacturing/production, assembly, storage and distribution.

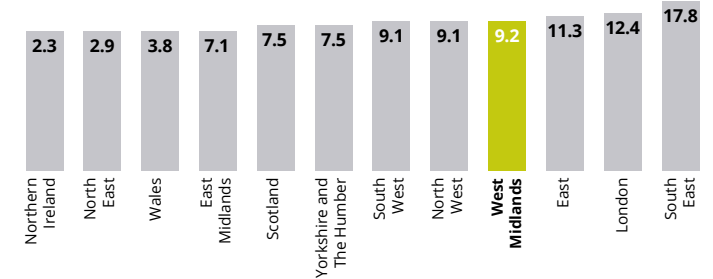
Window blind manufacturer, Decora, are re-locating their UK distribution warehouse to Mucklow Park Tyseley. The 58,000 sq ft unit on Plot 1 will be complete by autumn 2019.

## HGV drive times

Coventry	17 miles	35 mins
Leicester	42 miles	1 hr 05 mins
Derby	44 miles	1 hr 08 mins
Nottingham	54 miles	1 hr 15 mins
Northampton	57 miles	1 hr 19 mins
Manchester	89 miles	2 hrs 9 mins
Sheffield	94 miles	1 hr 55 mins
Liverpool	101 miles	2 hrs 21 mins
Cardiff	110 miles	2 hrs 15 mins
London	116 miles	2 hrs 22 mins
Leeds	121 miles	2 hrs 17 mins



## Percentage of manufacturing jobs by region



## Peak drive to work times



10 mins 246,470 people  
20 mins 974,707 people  
30 mins 1,681,014 people

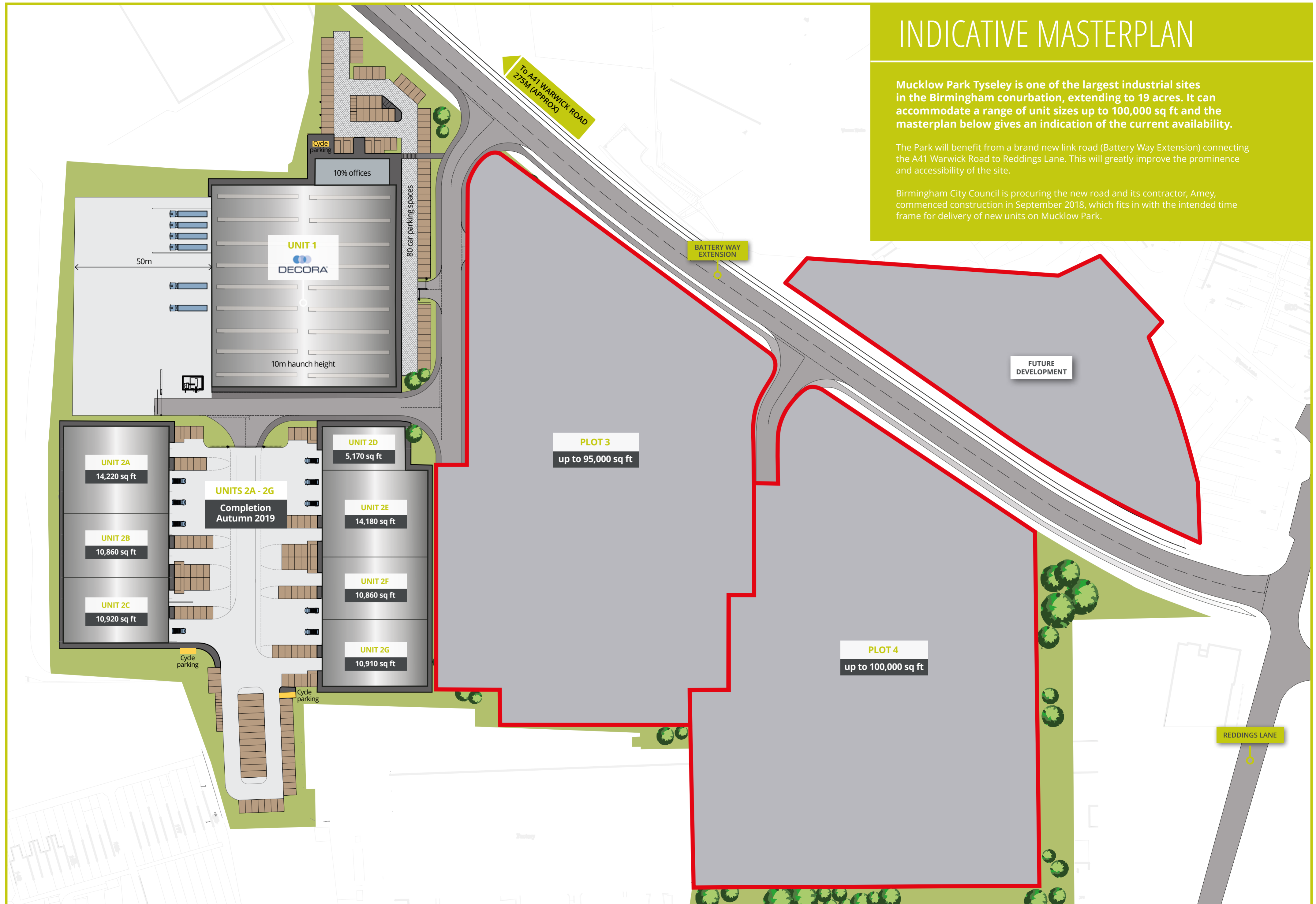
Source: [drivetimemaps.co.uk](http://drivetimemaps.co.uk)

# INDICATIVE MASTERPLAN

Mucklow Park Tyseley is one of the largest industrial sites in the Birmingham conurbation, extending to 19 acres. It can accommodate a range of unit sizes up to 100,000 sq ft and the masterplan below gives an indication of the current availability.

The Park will benefit from a brand new link road (Battery Way Extension) connecting the A41 Warwick Road to Reddings Lane. This will greatly improve the prominence and accessibility of the site.

Birmingham City Council is procuring the new road and its contractor, Amey, commenced construction in September 2018, which fits in with the intended time frame for delivery of new units on Mucklow Park.



# SPECIFICATION

All units will be built to a high specification to achieve BREEAM 'Very Good' status and an EPC of 'B' or above. There is power capacity of over 5MVA to the site which makes it an ideal location for production facilities.

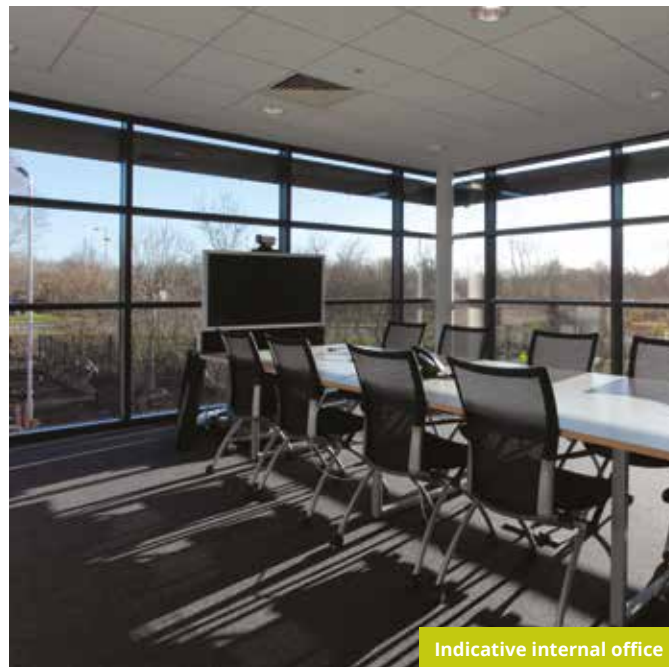
Completed buildings can be provided for occupation within 12 - 15 months of agreements of terms with an occupier. Buildings can be tailored to suit occupiers' general requirements in respect of items such as office content, heating, lighting and vehicular loading arrangements, alongside more specific criteria such as increased floor loading and machine pits to accommodate production facilities. Mucklow and their professional team will work directly with occupiers to design and install their Cat B fit-out within the warehouse/production area and office space to ensure a cost effective and seamless transition to their new facility.

## PRODUCTION/WAREHOUSE OFFICES

- Steel portal frame with eaves heights of 10m – 12m
- Built up cladding system with 25 year guarantee
- Triple skinned roof lights to 10% of floor area
- FM2 floor slab with uniformly distributed loading capabilities of 50kN/sq m
- Rack loading 6 – 9 tonnes depending on eaves height
- Column spacing to suit wide or narrow aisle racking
- Surface and dock level loading doors
- Secure fenced yards with depths of up to 50m

- Double height feature reception area
- Enhanced cladding and curtain walling to improve natural lighting with brise soleil to reduce solar gain
- Full raised access floors with floor boxes at 1:10 sq m
- Comfort cooling and heating
- LED office lighting with automatic movement and daylight controls
- 8 person passenger lift

**NB – For specification of Units 2A - 2G, please see separate brochure**





Apex Park Worcester



Atlas Copco, Mucklow Park i54



Yorks Park, Dudley

## MUCKLOW: A REPUTATION FOR DELIVERY

A & J Mucklow Group Plc was founded in the West Midlands in 1933 and listed on the London Stock Exchange in 1962. Mucklow's principal activity is to develop and invest in modern industrial and commercial buildings in prominent locations around the Midlands. The company owns and manages an extensive portfolio of over 3.8 million sq ft which has a value of over £400 million.

The main focus of Mucklow's development programme is to provide high quality buildings for occupiers as well as long-term investment properties for the Group.

Mucklow is a customer focused business and prides itself on its relationship with its tenants which include well known companies operating across a wide range of sectors including manufacturing, distribution, IT, consultancy, and retailing.

The company has a proven track record in industrial property development having built over three million sq ft of space. In recent years, Mucklow has developed a 116,000 sq ft warehouse for Worcester Bosch at Apex Park, Worcester; a 46,000 sq ft production facility for Atlas Copco at i54, Wolverhampton; a 128,500 sq ft warehouse club for Costco in Coventry; and a number of high quality business park developments around the region where occupiers include Exova, Timken, ERIKS, Grupo Antolin and Eaton Industries amongst others.

FURTHER INFORMATION ON THE GROUP CAN BE FOUND AT [WWW.MUCKLOW.COM](http://WWW.MUCKLOW.COM)

*"Right from the outset Mucklow and their professional team worked with us as partners to deliver a truly outstanding Distribution Centre in a very tight timescale. Communication was clear throughout and the response to any questions was quick and meaningful. Practical solutions to our queries were always forthcoming."*

**Shaun Mansbridge**  
Director at Worcester Bosch





# MUCKLOW PARK TYSELEY



reachmarketing.co.uk 31476 10/18

### Planning

Suitable for B1, B2 and B8 uses.

### Terms

Leasehold.  
Terms to be agreed.

### Rent

Upon application.

### Service charge

There will be a charge to cover the upkeep and maintenance of common areas.

### VAT

All rates quoted exclusive of VAT.

### A DEVELOPMENT BY



**Mark Vernon**  
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### LETTING AGENTS



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# MUCKLOW PARK **TYSELEY**

## **UNITS 2A – 2G**

**INDUSTRIAL/WAREHOUSE UNITS  
FROM 5,100 to 14,200 sq ft  
TO LET**

Under Construction Available Autumn 2019



INDICATIVE CGI



**UNIT 1**  
DECORA

**UNITS 2A - 2G**  
5,100 to 14,200 sq ft  
Completion Autumn 2019

**PLOT 3**  
up to 95,000 sq ft

# LOCATION

Mucklow Park Tyseley is superbly located within 3 miles of Birmingham city centre. Its position within the established commercial area of Tyseley make it an excellent choice for businesses across a range of sectors. Birmingham Airport and the National Exhibition Centre are within 6 miles and the motorway network (J6, M6 & J5, M42) is within a 20 minute drive. For those businesses in the automotive supply chain, the JLR plants at Solihull and Castle Bromwich are within 5 and 7 miles respectively.

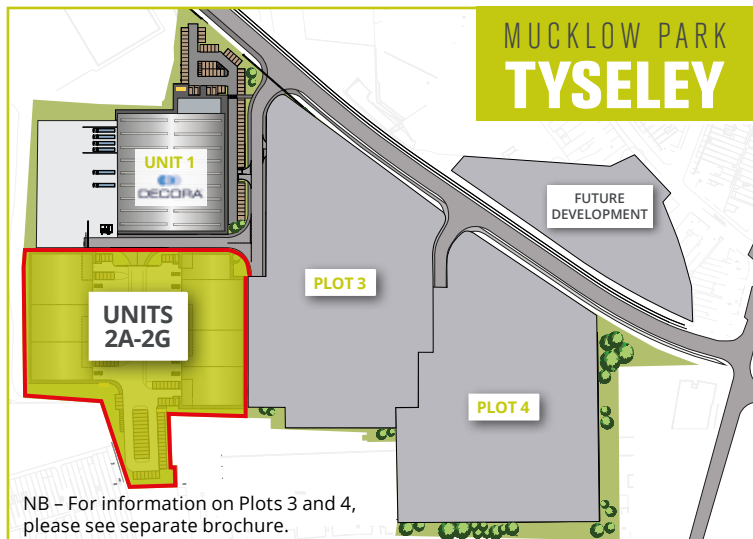
# DESCRIPTION

Units 2A-2G are being constructed to a high specification and will provide flexible work space designed to meet the needs of modern businesses. The units will appeal to occupiers looking for a quality building in an unrivalled established location. Construction of the units has commenced and buildings will be available for occupation from Autumn 2019.

Units 2A-2G will be located within a secure part of the wider Mucklow Park development and will benefit from perimeter fencing, electrically operated security gates and CCTV.

# LOCAL OCCUPIERS

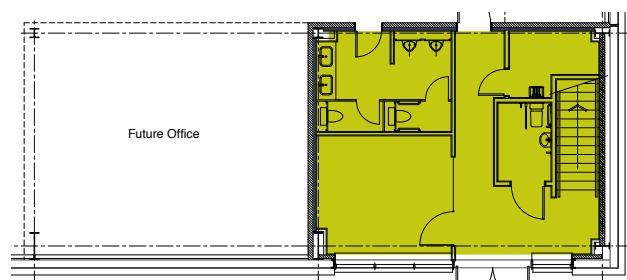




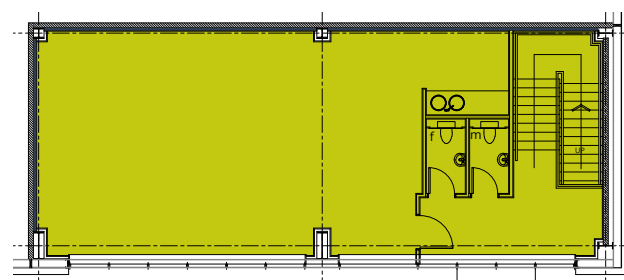
## SPECIFICATION

All units will be constructed to the following specification:

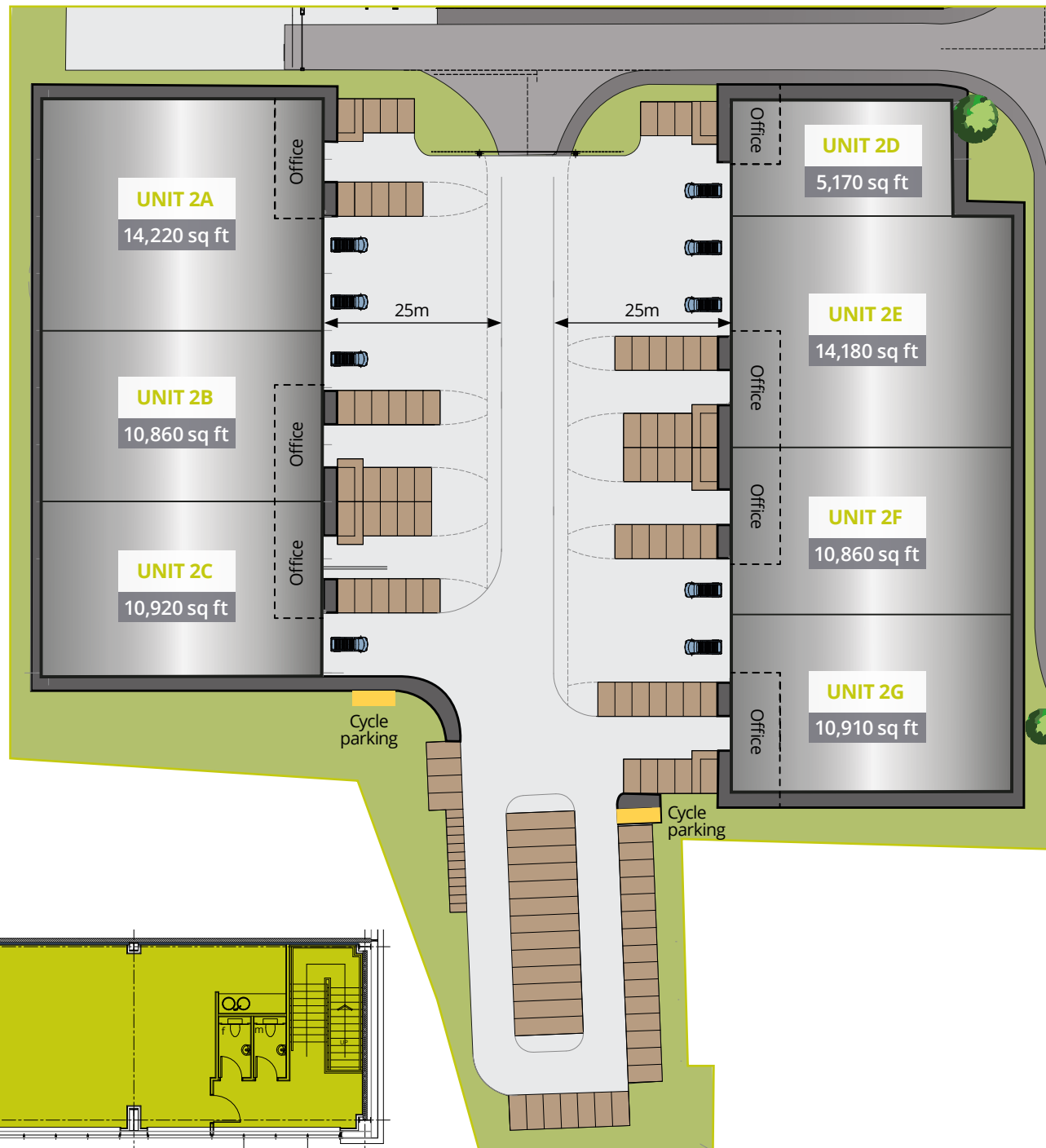
- 8m eaves
- Reception areas
- High quality office accommodation at first floor level with comfort cooling and heating
- LED lighting to offices and warehouse areas
- Electric loading doors
- 25m loading forecourts
- Generous parking provisions
- Built to 'B' EPC rating
- All mains services connected
- **Units can be combined to create larger floor areas**



Typical ground floor layout



Typical first floor layout



# MUCKLOW PARK TYSELEY



reachmarketing.co.uk 32713 10/18

**Planning**

Suitable for B1, B2 and B8 uses.

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Terms to be agreed.

**Rent**

Upon application.

**Service charge**

There will be a charge to cover the upkeep and maintenance of common areas.

**VAT**

All rates quoted exclusive of VAT.

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