



# GRAVELLY

Industrial Park

**BIRMINGHAM'S PREMIER INDUSTRIAL PARK**

Tyburn Road, Birmingham



## TO LET

2,000 sq ft to 205,000 sq ft - high quality production warehouse units



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



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## Industrial Park

BIRMINGHAM'S PREMIER INDUSTRIAL PARK



### LOCATION

Gravelly Industrial Park is Birmingham's premier industrial and distribution estate, strategically located close to Junction 6 M6 (Spaghetti Junction) and the Aston Expressway. Junction 6 provides access to M6 and the national motorway network and the Aston Expressway provides quick access to Birmingham and the Ring Road.

The estate is accessed via the A38 Tyburn Road or the A47 Heartlands Parkway.

### THE ESTATE

Set in a landscaped setting, the estate covers 32.4 hectares (80 acres) and comprises 78 high quality refurbished production/warehouse units totalling 1,100,000 sq ft ranging in size from 2,000 sq ft up to 205,000 sq ft.

### SECURITY

The estate benefits from 24 hour manned security with CCTV and car registration plate reading system. The security is further improved with regular daily patrols.

### PLANNING

All units on the estate are suitable for light industrial, general industry and storage/distribution uses falling within Class B1, B2 and B8. Individual planning consents may need to be achieved.

### TERMS

Units are offered on new fully repairing and insuring leases on terms to be agreed.

### ACCOMMODATION

A schedule of current availability, rents and EPC ratings is enclosed. For further details please contact the agents.

### SPECIFICATION

- Steel portal frame construction
- Brick and lined profile metal clad elevations
- Concrete serviced yard areas
- Allocated car parking
- All mains services connected to site



## COMMUNICATIONS

### Airports

Birmingham Airport	11.1 miles
East Midlands Airport	38.6 miles
Manchester Airport	79 miles
London Heathrow	114.8 miles

### Location

J6 M6	0.6 miles
Birmingham City Centre	2.9 miles
NEC	11.2 miles
Coventry	21 miles
Bristol	96 miles
Manchester	84 miles
Sheffield	88 miles
Leeds	118 miles
London	117 miles

## DEMOGRAPHICS: LABOUR PROFILE

### Population of working age (within a 30 minute drive time)

	10 mins	20 mins	30 mins
Economically active population	24,387	279,016	846,263

### Labour Market Statistics (within a 30 minute drive time)

Total Population Aged 16-74	1,302,395
Total Unemployed	54,466

### Occupation (within a 30 minute drive time)

Manufacturing	154,024
Process, plant and machine operatives	84,462
Transport, storage and communications	57,294

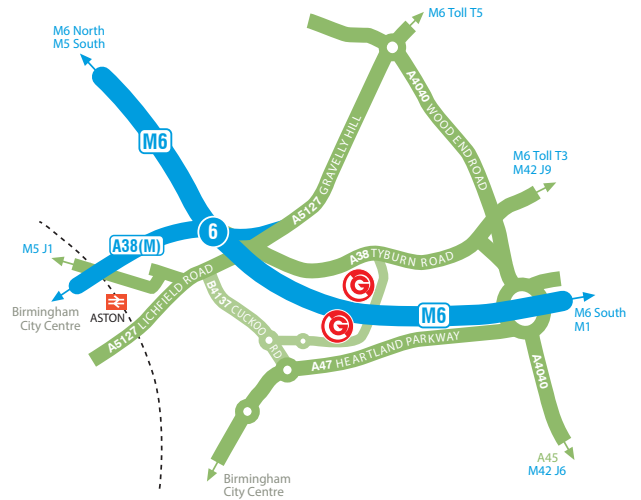
Source: CACI and census data



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SAT NAV: B24 8HZ

peter.monks@colliers.com

christian.smith@savills.com

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0121 265 7500  
www.colliers.com/uk/industrial



0121 634 8400



FURTHER INFORMATION

for further information or viewing, please contact one of our joint agents, Colliers or Savills.

Colliers and Savills for themselves and for the vendors and lessors of this property whose agents they are, give notice that the particulars are set as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. April 2015. Alamo Design 01924 471114.