

**Prime industrial
and logistics site**



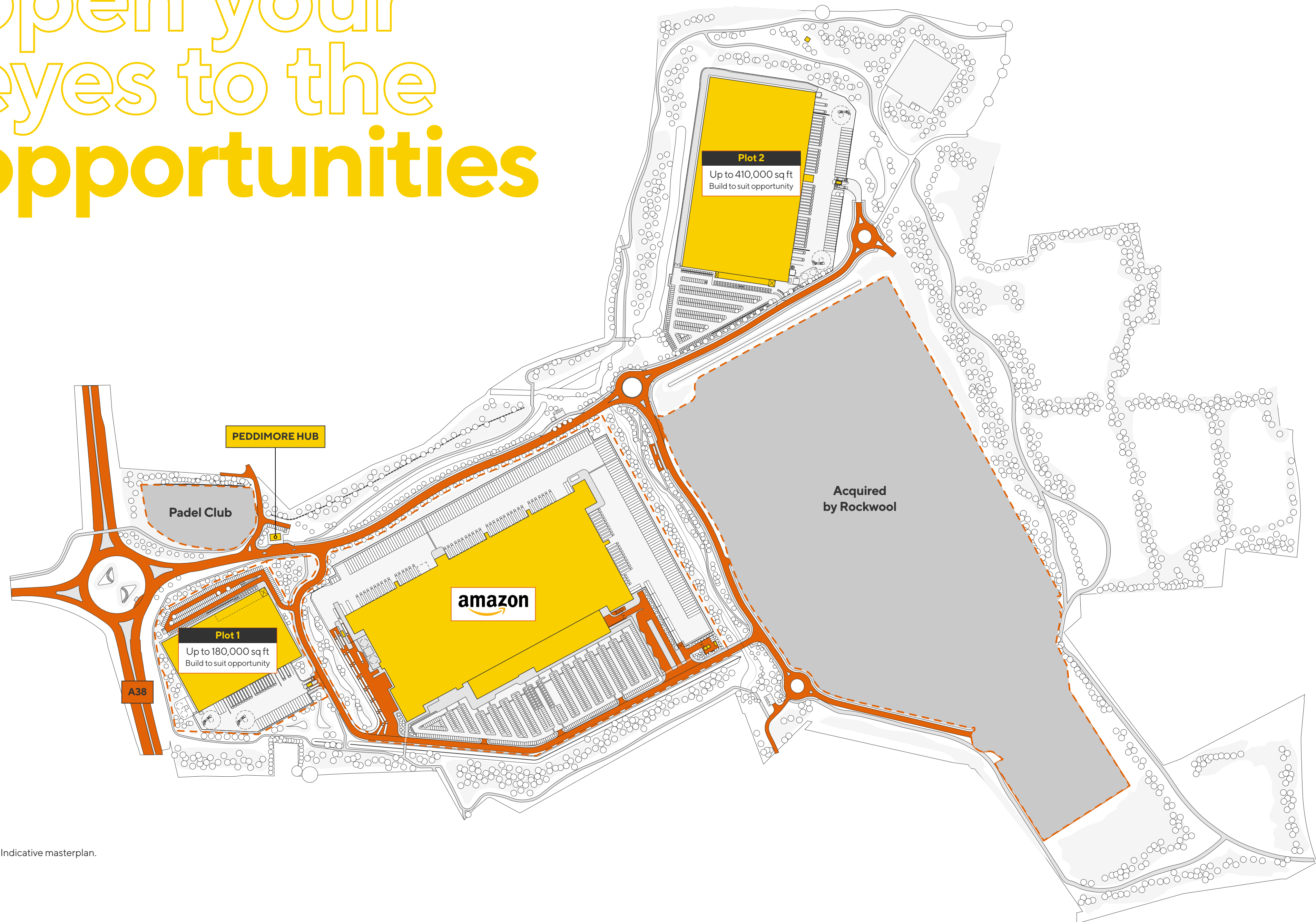
Plots 1 & 2

50,000 – 410,000 sq ft for sale or to let

located in the heart of the
country in the UK's best industrial,
logistics and distribution location.



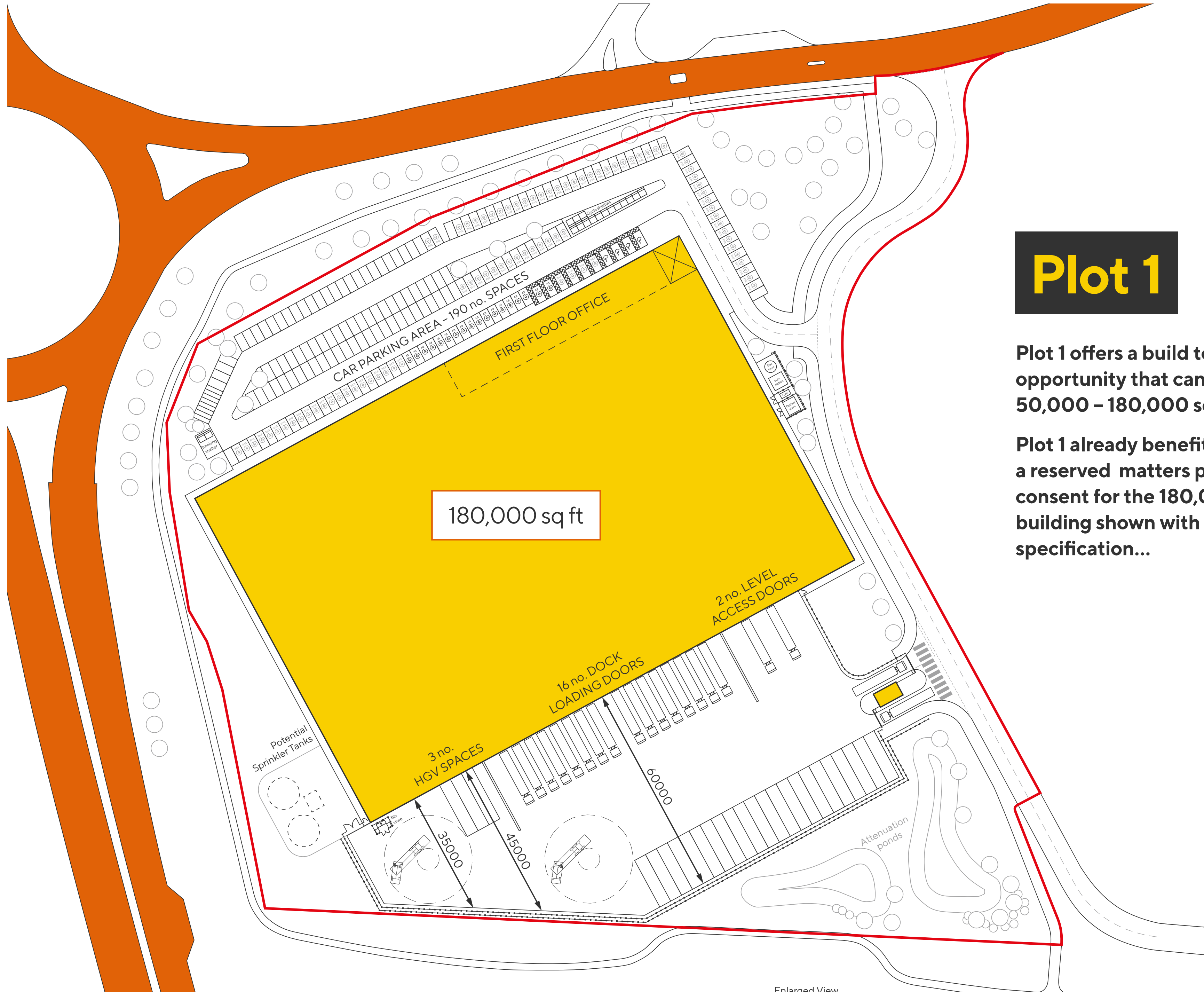
open your eyes to the opportunities



04

05

Indicative masterplan.



Enlarged View

Plot 1

Plot 1 offers a build to suit opportunity that can accommodate 50,000 – 180,000 sq ft.

Plot 1 already benefits from a reserved matters planning consent for the 180,000 sq ft building shown with the following specification...

Plot 1

your
space
awaits

15m
haunch height



16 loading docks



2 level access doors



9,000 sq ft of
Grade A office
accommodation
at 1st floor level



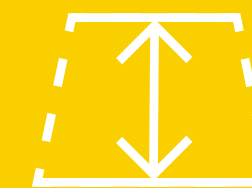
190 car parking
spaces



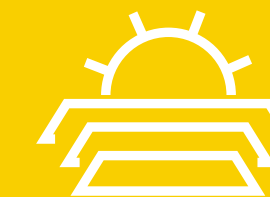
25 HGV spaces



60m yard depth



Solar panels



Net Zero ready and
designed to be Net
Zero in operation ¹



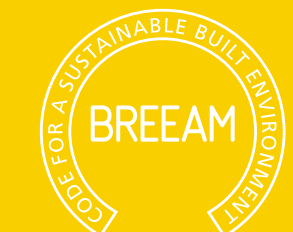
EV charging



EPC A



BREEAM
Excellent



¹ IM Properties Sustainable Futures Definition and in accordance with UKGBC 2019 Net Zero Carbon Buildings: A Framework Definition. Delivering Net Zero Carbon Ready buildings to support occupiers becoming Net Zero in Operation.

Net Zero in construction is defined as: the amount of carbon emissions associated with the 'upfront' construction stages up to practical completion is zero or negative, by reducing embodied carbon through in-setting, and then using certified offsets.

Net Zero in operation is defined as: the amount of carbon emissions associated with the building's regulated operational energy on an annual basis is zero or negative. A net zero carbon in operation building is highly energy efficient, being all-electric and supported using on-site renewable energy sources.

Plot 2

Plot 2 is a build to suit opportunity that can accommodate 50,000 - 410,000 sq ft.

Plot 2 already benefits from a reserved matters planning consent for the 410,000 sq ft building shown with the following specification...

Up to
410,000 sq ft

Enlarged View

Plot 2

talk about spec

18m
haunch height



38 loading docks



4 level access doors



22,152 sq ft of
Grade A office
accommodation



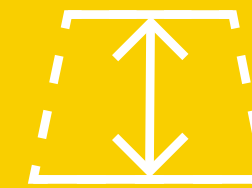
368 car parking
spaces



39 HGV spaces



55m yard depth



Solar panels



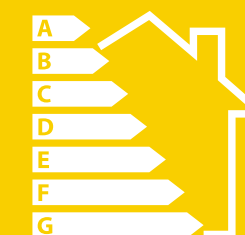
Net Zero ready and
designed to be Net
Zero in operation ¹



EV charging



EPC A



BREEAM
Excellent



¹ IM Properties Sustainable Futures Definition and in accordance with UKGBC 2019 Net Zero Carbon Buildings: A Framework Definition. Delivering Net Zero Carbon Ready buildings to support occupiers becoming Net Zero in Operation.

Net Zero in construction is defined as: the amount of carbon emissions associated with the 'upfront' construction stages up to practical completion is zero or negative, by reducing embodied carbon through in-setting, and then using certified offsets.

Net Zero in operation is defined as: the amount of carbon emissions associated with the building's regulated operational energy on an annual basis is zero or negative. A net zero carbon in operation building is highly energy efficient, being all-electric and supported using on-site renewable energy sources.

making sense of sustainability

At Peddimore, not only is sustainability an important focus across the entire site, but also within the individual buildings on the scheme.

Our targets include:

14



Achieving

40%

water reduction
for each building.



We helped found the
**Sutton Connect Green
Travel District,**

supporting locals with sustainable
transport alternatives.

**Minimum EPC A and
BREEAM excellent rating.**

**All buildings designed to be Net Zero in
Construction and delivered as Net Zero Ready.¹**

¹ IM Properties Sustainable Futures Definition and in accordance with UKGBC 2019 Net Zero Carbon Buildings: A Framework Definition. Delivering Net Zero Carbon Ready buildings to support occupiers becoming Net Zero in Operation. Net Zero in construction is defined as the amount of carbon emissions associated with the 'upfront' construction stages up to practical completion is zero or negative, by reducing embodied carbon through in-setting, and then using certified offsets. Net Zero in operation is defined as the amount of carbon emissions associated with the building's regulated operational energy on an annual basis is zero or negative. A net zero carbon in operation building is highly energy efficient, being all-electric and supported using on-site renewable energy sources.

**10% carbon reduction
– through a life cycle
assessment of building
materials to reduce overall
embodied carbon of the
development by 10%.**



**Design of new buildings
in accordance with the
energy hierarchy reducing
carbon emissions by**

36%

across the development.

**Two new bus services
have been launched**

to serve employees who
commute via public transport,
achieving a Green Modeshift STARS
accreditation for our efforts.

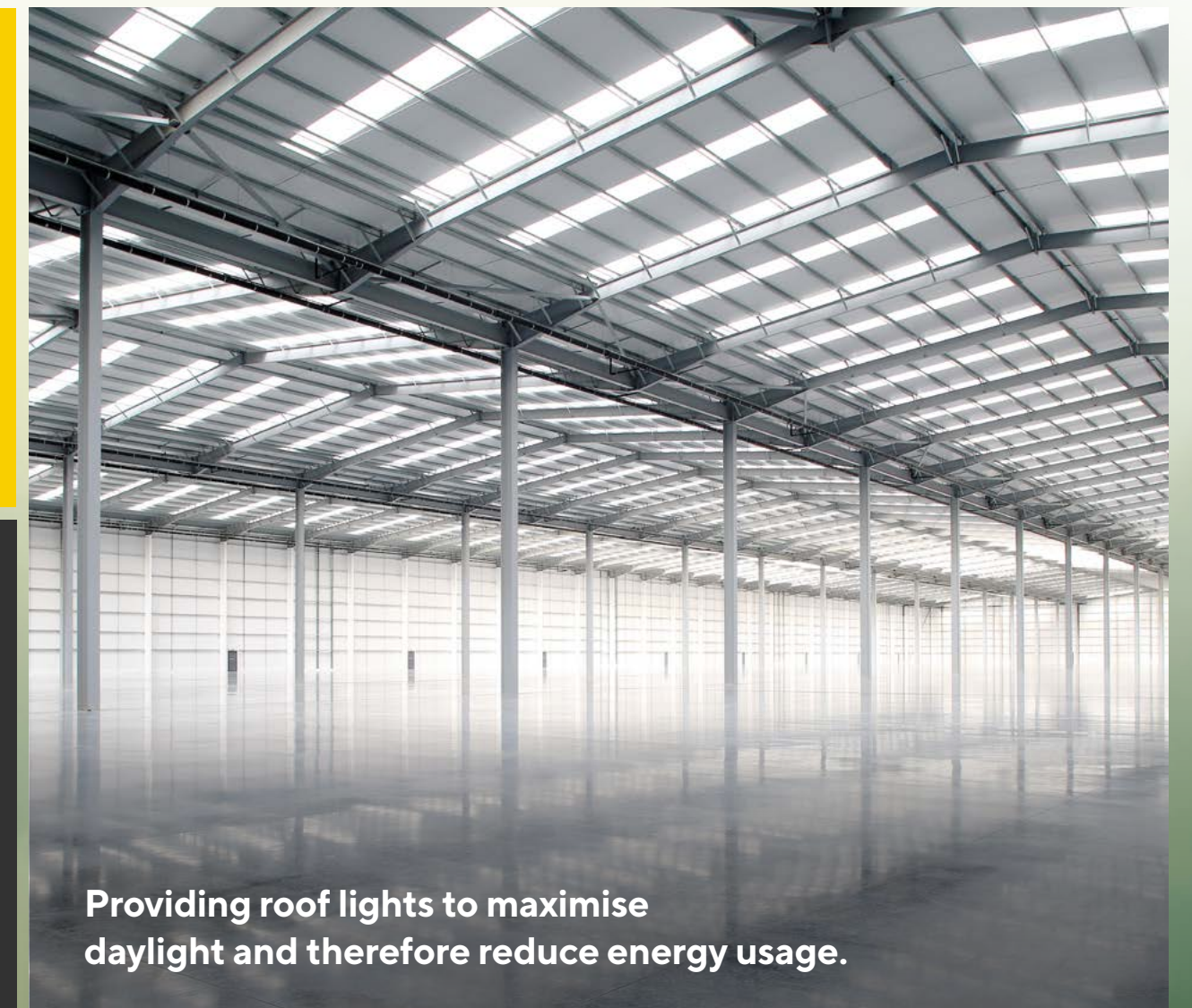
**A new footbridge over the
A38 has been installed
to improve green travel
route connections**

to the 6000 new homes proposed at
Langley, a new residential development
opposite Peddimore.



**Over 3 miles of
walking and cycling
routes around the site**

which provides employees and
local people with opportunities
for recreation and wellbeing.



**Providing roof lights to maximise
daylight and therefore reduce energy usage.**

15

within touching distance

Located at the heart of the country in one of the UK's most prominent locations for logistics, distribution and manufacturing, you'll find Peddimore. Situated less than 3 miles from the M42 (J9) and the M6 (J5 or Toll T3), Peddimore provides rapid access to the UK's national motorway network and an unrivalled ability to reach 92% of the UK's population in under 4.5 hours by HGV. A truly future focused location, in every sense.

Motorway connections

M42 J9	2.5 miles
M6 J5	2.6 miles
M6 Toll T3	3 miles
M42 / M40 interchange	18 miles
M6 / M69 interchange	20 miles
M42 / M5 interchange	29 miles
M6 / M1 interchange	31 miles
M1 / M25 interchange	93 miles
M5 / M4 interchange	94 miles

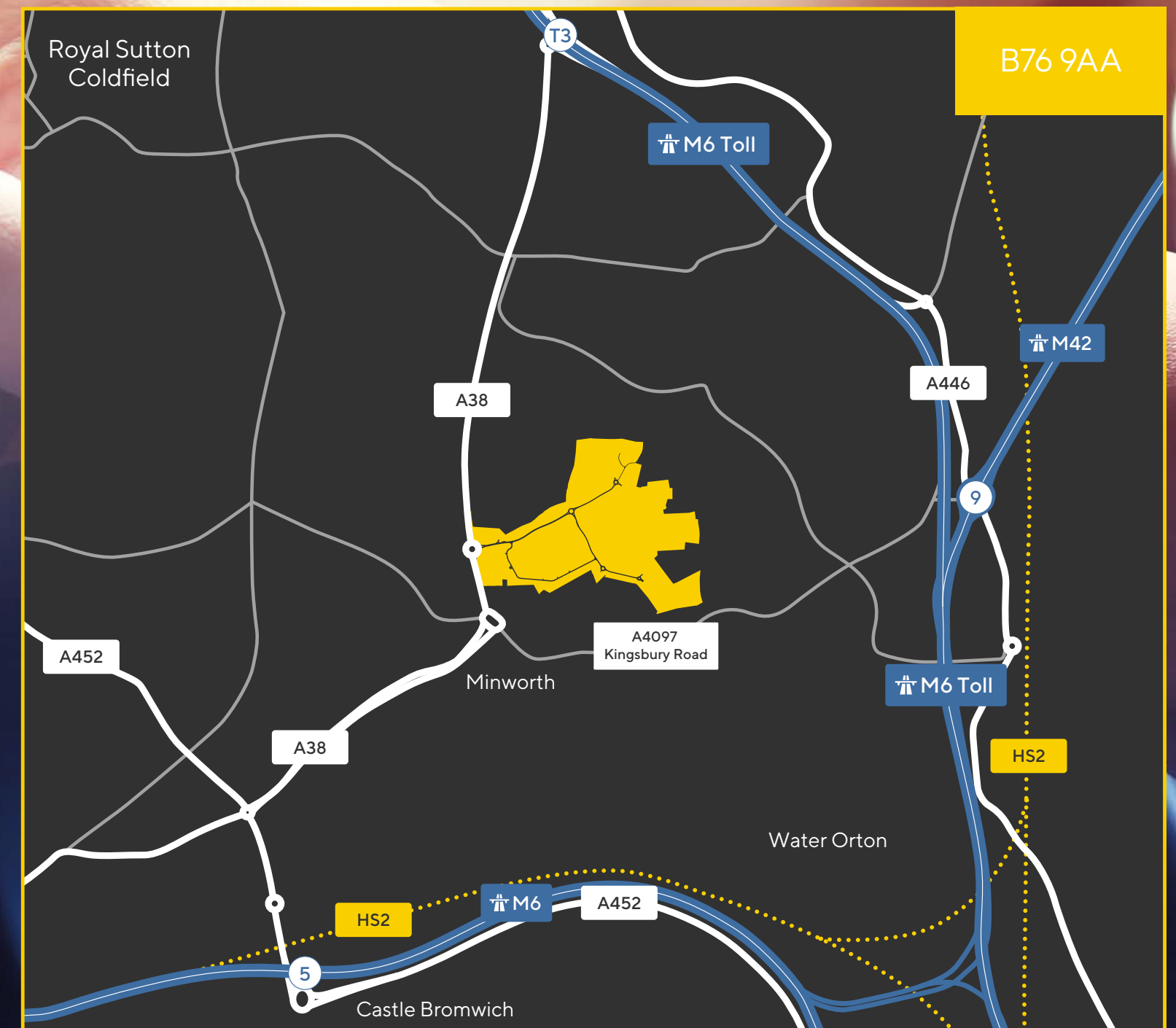
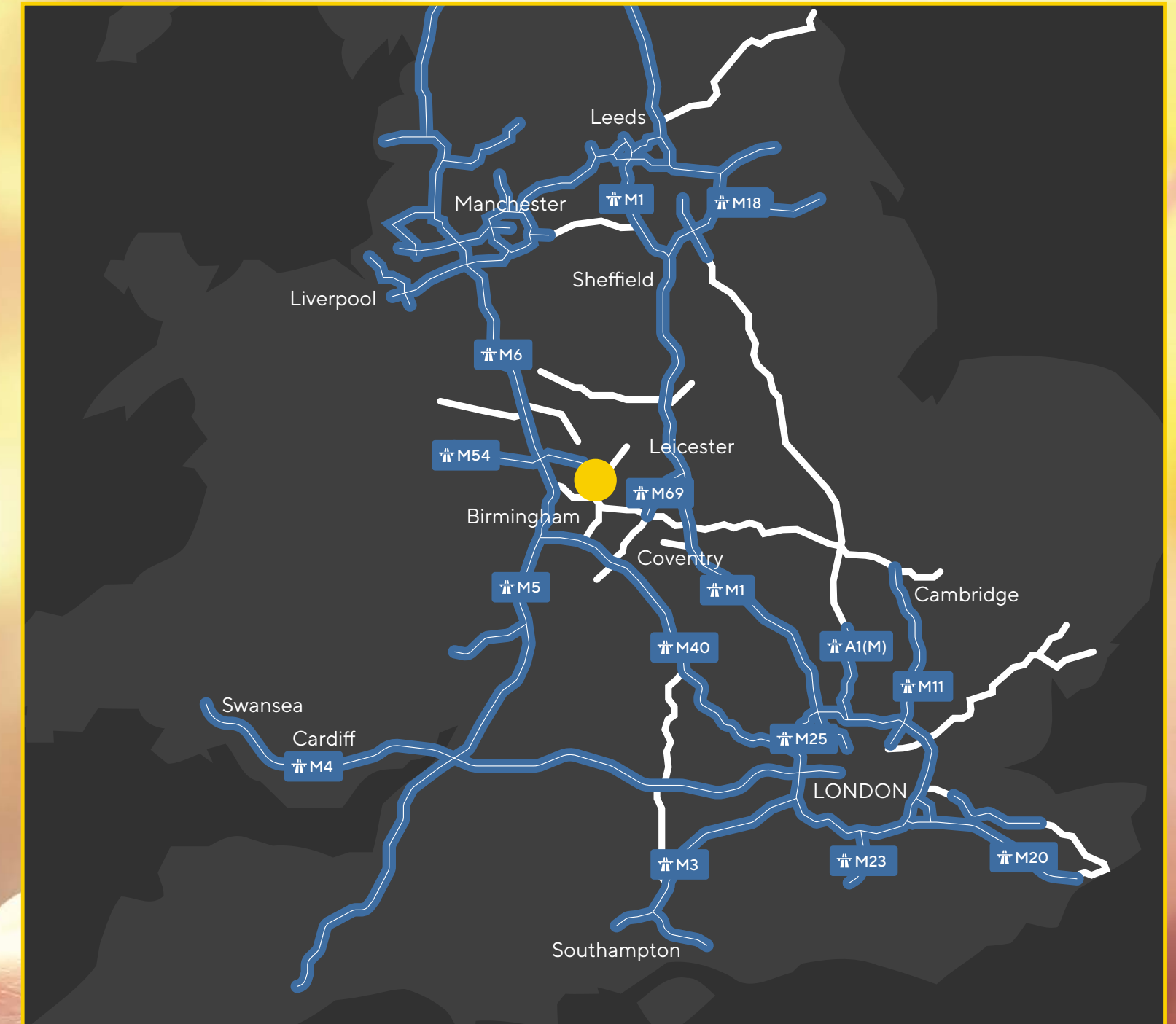
City connections

Central Birmingham	7 miles
Birmingham International Railway Station	9.5 miles
Birmingham Airport	9.6 miles
HS2 Interchange	9.7 miles
Coventry	21 miles
Manchester	89 miles
London	114 miles

Intermodal connections

Birch Coppice	12 miles
East Midlands Airport	32 miles
DIRFT Rail Freight Terminal	35 miles
Port of Liverpool	106 miles
London Gateway Port	142 miles
Port of Southampton	143 miles
Port of Felixstowe	163 miles

Source: Google Maps





IM Properties is one of the UK's largest privately owned investor developers with a commitment to delivering innovative sustainable developments and track record of delivery across all sectors of commercial real estate. Working alongside stakeholders and its supply chain with a customer-focused approach to development, IM Properties has developed over 15 million sq ft, delivering schemes for many blue chip customers. Its three key priorities of People, Place and Planet are at the heart of all its decision making to create a positive impact beyond the boundaries of its schemes and to deliver developments that are fit for the future.

For all enquiries please contact:



Peter Monks
07766 504 989
peter.monks@cbre.com

Luke Thacker
07733 308 558
luke.thacker@cbre.com



Simon Norton
07552 037 631
simon.norton@colliers.com

Sam Robinson
07825 437 213
sam.robinson@colliers.com



David Willmer
07831 820 651
david.willmer@avisonyoung.com

Sam Pearson
07788 369 211
sam.pearson@avisonyoung.com

peddimorebirmingham.com

The agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of the agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) vat may be payable on the purchase price and / or rent, all figures are exclusive of vat, intending purchasers or lessees must satisfy themselves as to the applicable vat position, if necessary by taking appropriate professional advice; (v) the agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. August 2026