



GRAVELLY

INDUSTRIAL PARK

TYBURN ROAD, BIRMINGHAM **B24 8HZ**



AberdeenStandard
Investments

2,000 - 205,000 SQ FT
HIGH QUALITY PRODUCTION / WAREHOUSE UNITS TO LET
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2,000 - 205,000 SQ FT HIGH QUALITY PRODUCTION / WAREHOUSE UNITS

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.

EPC

EPCs are available upon request from the agents.



STEEL PORTAL
FRAME CONSTRUCTION



24 HOUR MANNED
SECURITY



CONCRETE SERVICED
YARD AREAS



ALLOCATED
CAR PARKING



ALL MAINS SERVICES
CONNECTED TO SITE



0.6 MILES FROM J6
OF THE M6 MOTORWAY

AVAILABILITY

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

DEMOGRAPHICS

POPULATION OF WORKING AGE (WITHIN A 30 MIN DRIVE TIME)

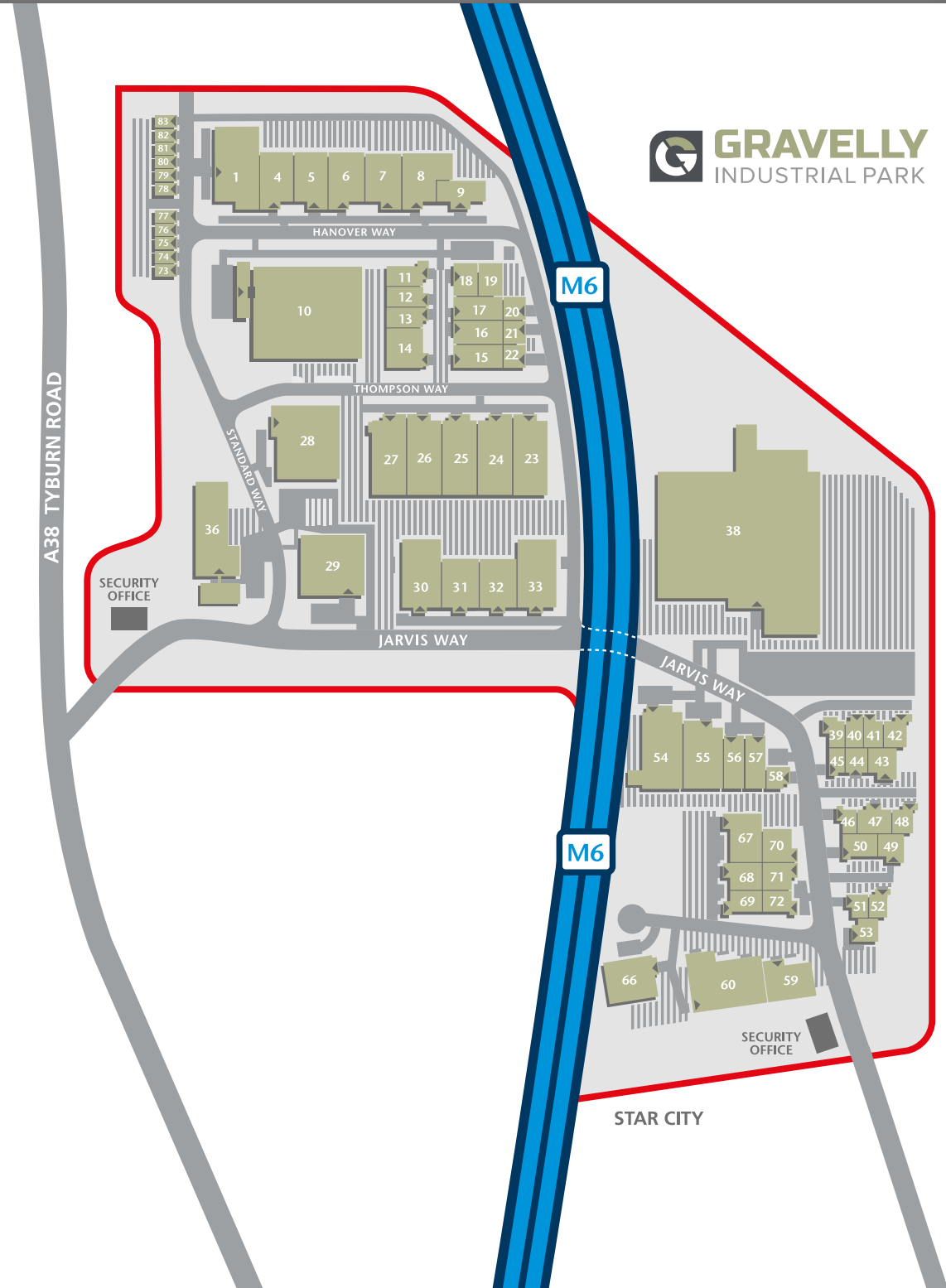
ECONOMICALLY ACTIVE POPULATION	10 MINS	20 MINS	30 MINS
	24,387	279,016	846,263

LABOUR MARKET STATISTICS (WITHIN A 30 MIN DRIVE TIME)

TOTAL POPULATION AGED 16-74	1,302,395
TOTAL UNEMPLOYED	54,466

OCCUPATION (WITHIN A 30 MIN DRIVE TIME)

MANUFACTURING	154,024
PROCESS, PLANT AND MACHINE OPERATIVES	84,462
TRANSPORT, STORAGE AND COMMUNICATIONS	57,294



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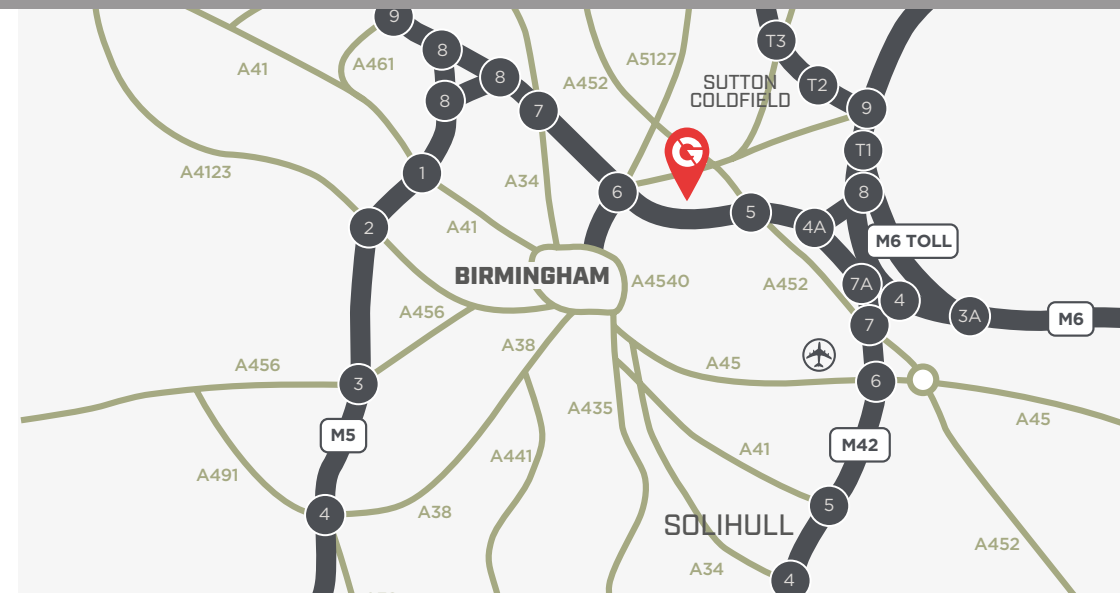
STAR CITY

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 the 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.

LOCATION	DISTANCE (MILES)
J6 M6	0.6
Birmingham City Centre	2.9
Birmingham International Airport	11.1
NEC	11.2
Coventry	21
East Midlands Airport	38.6



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