



# PRIME PARK

AUSTIN WAY BIRMINGHAM NORTH B42 1DT

## NEW ENERGY EFFICIENT INDUSTRIAL/WAREHOUSE AND TRADE UNITS - TO LET

UNITS FROM 4,159 SQ FT - 28,633 SQ FT\*

\*(UNITS 7-9 COMBINED)

**38% UNDER OFFER**

CONSTRUCTION WELL ADVANCED - COMPLETION SPRING 2024



PRIME PARK

sure  
store

TOOLSTATION

SCREWFIX

GREGGS



Entrance

BIRMINGHAM NEW STREET 16 MINS

HAMSTEAD STATION



A34 / M6

OLD WALSALL ROAD B4124

A41 & CITY CENTRE





WWW.PRIMEPARK-BIRMINGHAM.CO.UK

PRIME PARK

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Indicative image of Prime Park





## SPECIFICATION



8m eaves height (Units 7-9)  
6m eaves height  
(Trade Units 1-5)



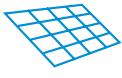
First floor fitted  
offices (Units 7-9)



BREEAM 'Excellent'  
(targeting)



EPC rating 'A+'  
(targeting)



Photovoltaic (PV)  
panels



Efficient LED lighting  
(Units 7-9)



Air source heat  
pumps (Units 7-9)



Electric charging for  
cars and vans

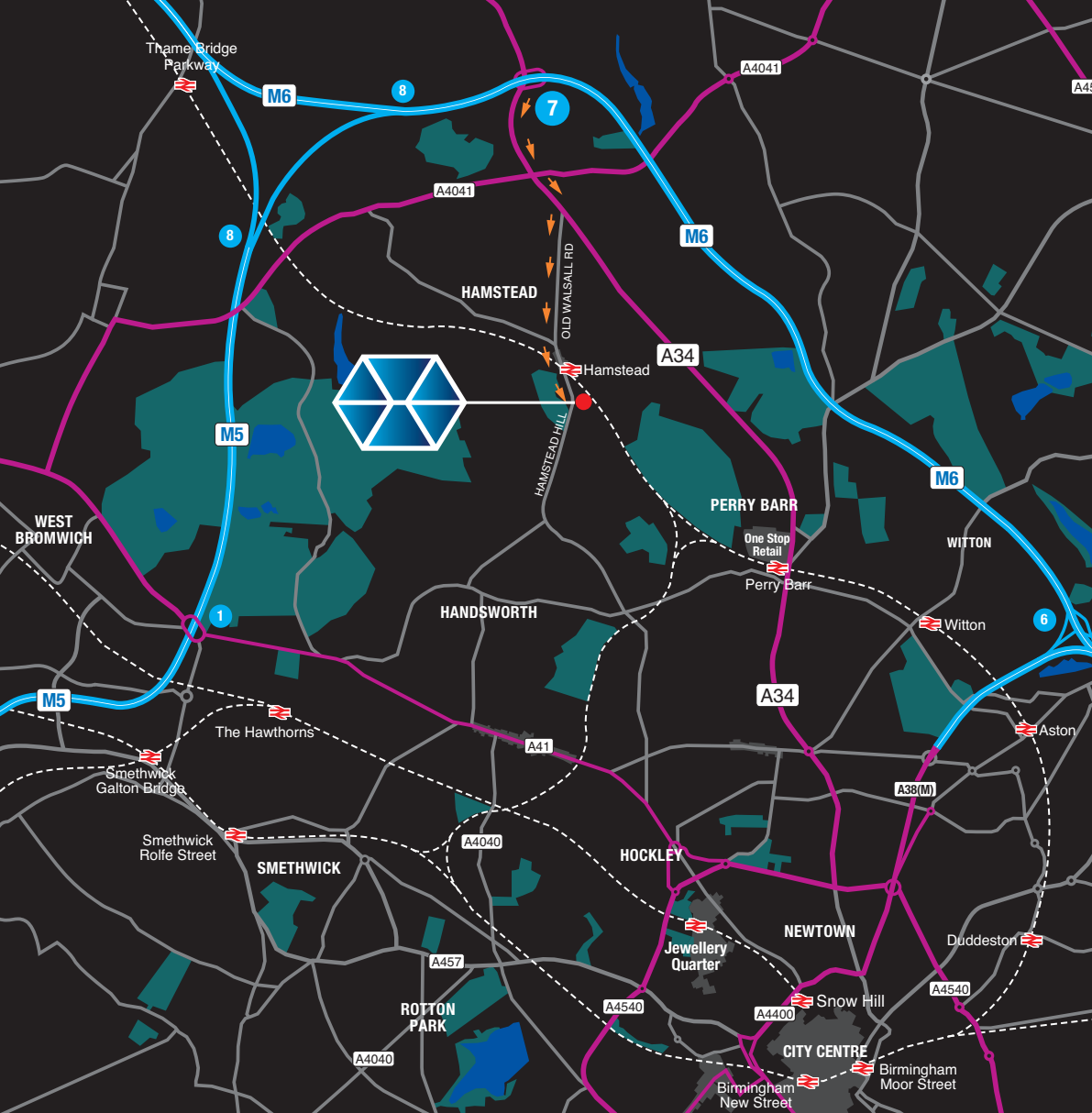


Net Zero Carbon  
development

## ACCOMMODATION (GEA)

Unit 1	Warehouse	6,388 SQ FT	594 SQ M
Unit 2	Warehouse	4,159 SQ FT	386 SQ M
Unit 3	TOOLSTATION		
Unit 4	Warehouse	5,885 SQ FT	547 SQ M
Unit 5	SCREWFIX		
Unit 6	GREGGS		
Unit 7	Warehouse	8,816 SQ FT	819 SQ M
	First Floor Offices	2,020 SQ FT	188 SQ M
<b>Total</b>		<b>10,836 SQ FT</b>	<b>1,007 SQ M</b>
Unit 8	Warehouse	6,130 SQ FT	570 SQ M
	First Floor Offices	1,407 SQ FT	131 SQ M
<b>Total</b>		<b>7,537 SQ FT</b>	<b>701 SQ M</b>
Unit 9	Warehouse	8,347 SQ FT	776 SQ M
	First Floor Offices	1,913 SQ FT	178 SQ M
<b>Total</b>		<b>10,260 SQ FT</b>	<b>954 SQ M</b>
Unit 10	SURESTORE		





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	miles	mins
HAMSTEAD STATION	0.2	5 (walk)
M6 J7	1.7	6 (drive)
M5 J1	3	14 (drive)
CITY CENTRE	4	13 (drive)
M6 TOLL	10	22 (drive)
BIRMINGHAM AIRPORT	15.5	37 (drive)

Source - Google maps

[WWW.PRIMEPARK-BIRMINGHAM.CO.UK](http://WWW.PRIMEPARK-BIRMINGHAM.CO.UK)

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