

Barwood.

 Invesco

YOUR LOGISTICS VANTAGE

REFURBISHED HIGH-BAY
INDUSTRIAL / WAREHOUSE UNIT
M6 JUNCTIONS 5 & 6 LOCATION

117,294 SQ FT
TO LET

BIRMINGHAM B24 9GZ

V117
 **VANTAGE PARK**

/// GATES.TIDES.LIMES

JOIN THE HEART OF BIRMINGHAM'S INDUSTRIAL FORCE

Introducing V117 @Vantage Park, a premier industrial hub at Vantage Way, offering state-of-the-art units designed for efficiency, flexibility, and connectivity in the heart of Birmingham's thriving logistics and manufacturing sector.



PRIME STRATEGIC INDUSTRIAL LOGISTICS OPPORTUNITY

Strategically positioned between Junctions 5 & 6 of the M6, V117 @Vantage Park is within one of Birmingham's key employment hubs. Surrounded by major occupiers the site is ideal for a range of employment uses STP.

J6 M6

The Fort Shopping Park

Amazon

DHL

Kuehne + Nagel

V117
© VANTAGE PARK

M6

The Fort Dunlop

J5 M6

A47

Jaguar Land Rover

Indicative CGI

VERSATILE SPACES

HIGH-QUALITY SPECIFICATION & MODERN EFFICIENCY

V117 offers 117,294 sq ft of industrial and warehouse accommodation, combining generous yard space, flexible office accommodation and a high-quality specification to support modern logistics and industrial operations.



7 DOCK
LOADING DOORS



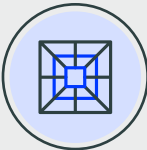
2 LEVEL
ACCESS DOORS



60 KNM2
FLOOR LOADING



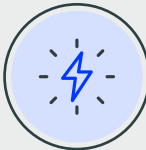
UP TO 21M
EAVES HEIGHT



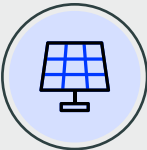
52M
YARD DEPTH



114 CAR
PARKING SPACES



1,500KVA / 1.5MVA
POWER SUPPLY

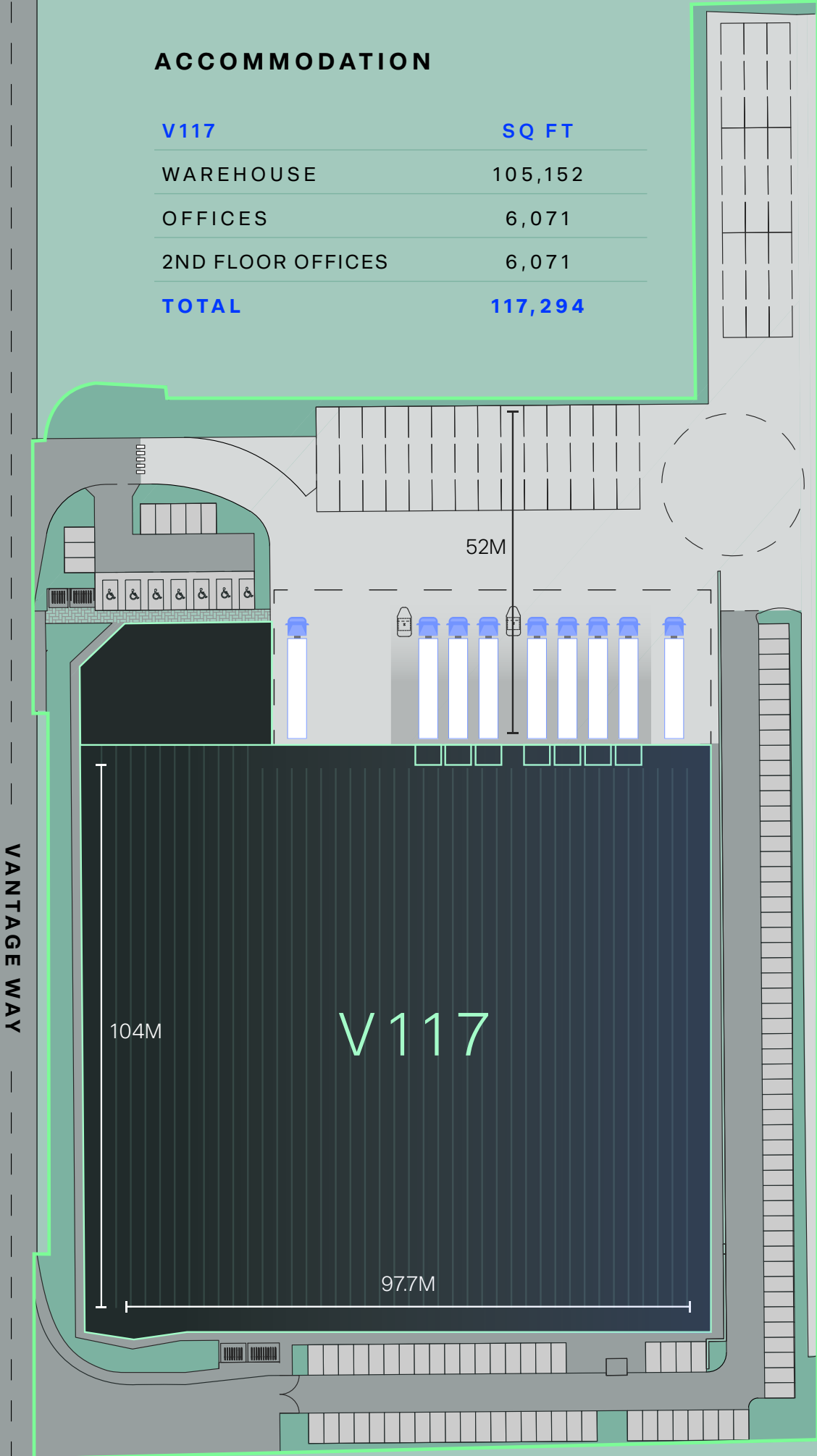


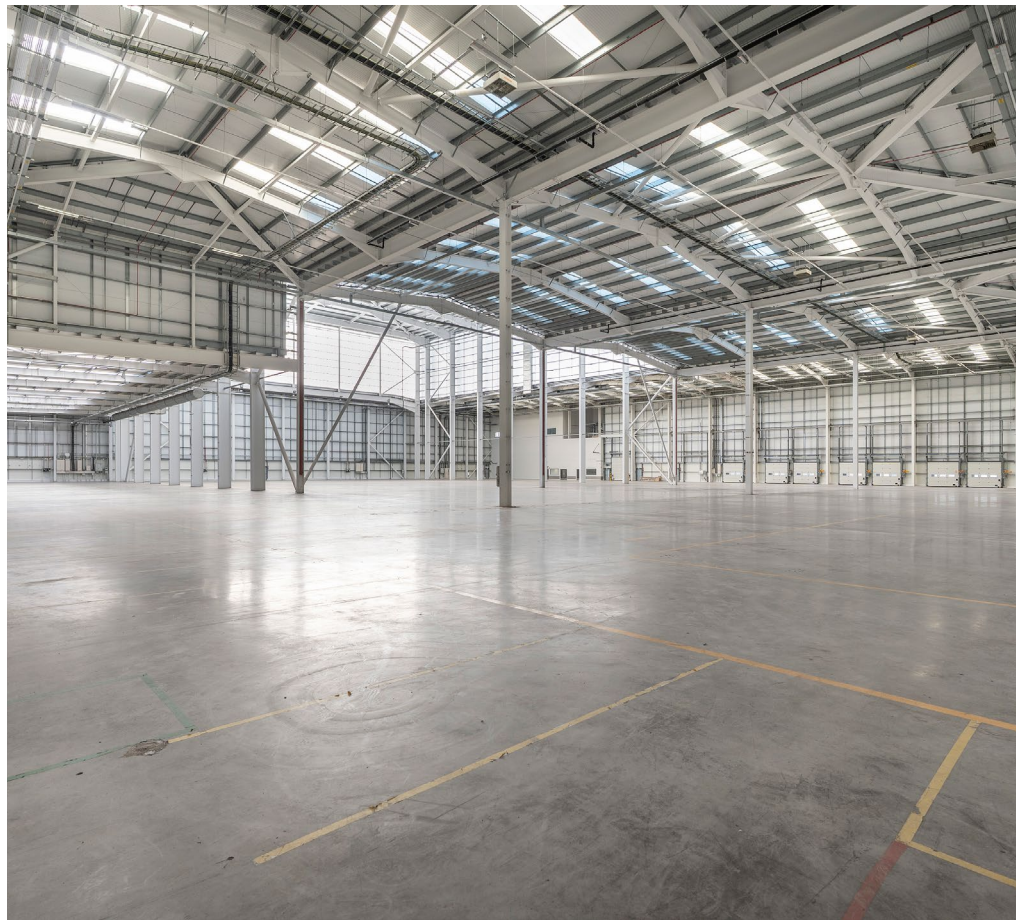
SOLAR PV
PANELS



ACCOMMODATION

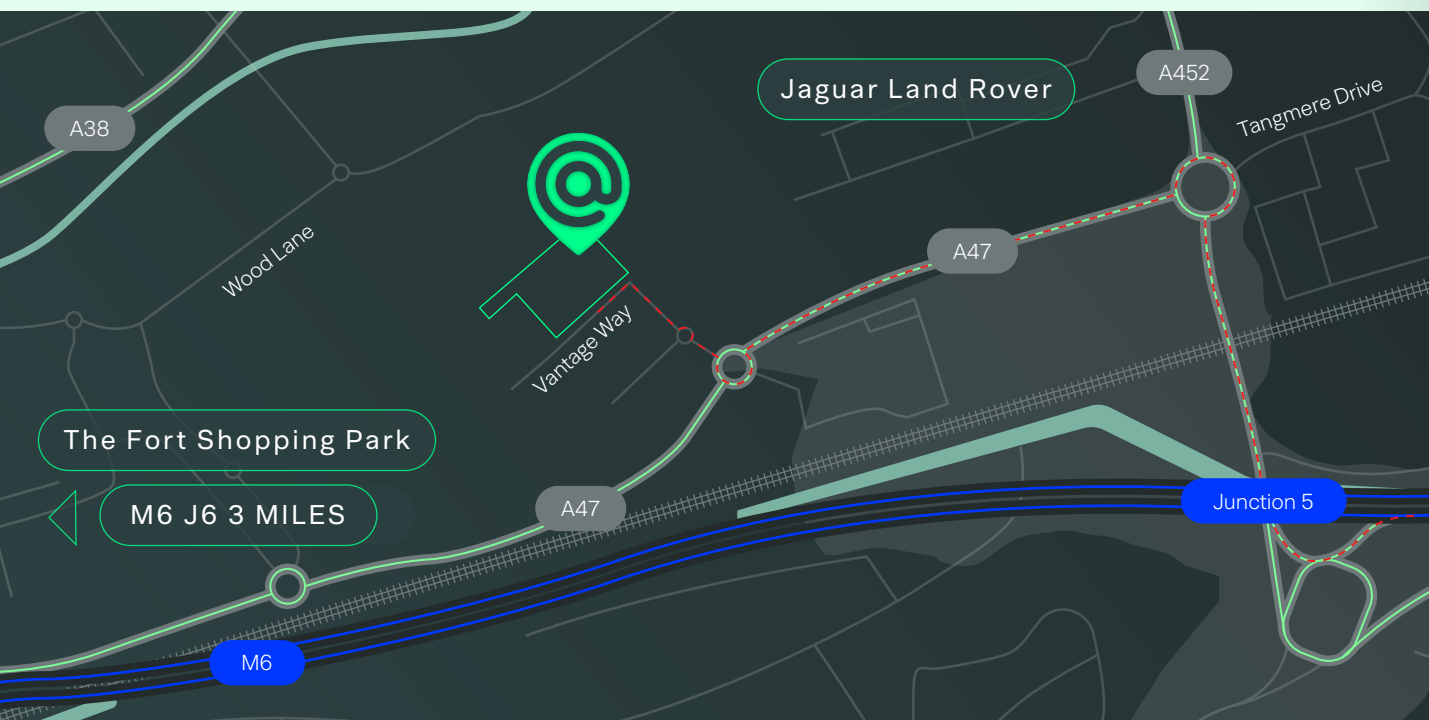
V117	SQ FT
WAREHOUSE	105,152
OFFICES	6,071
2ND FLOOR OFFICES	6,071
TOTAL	117,294



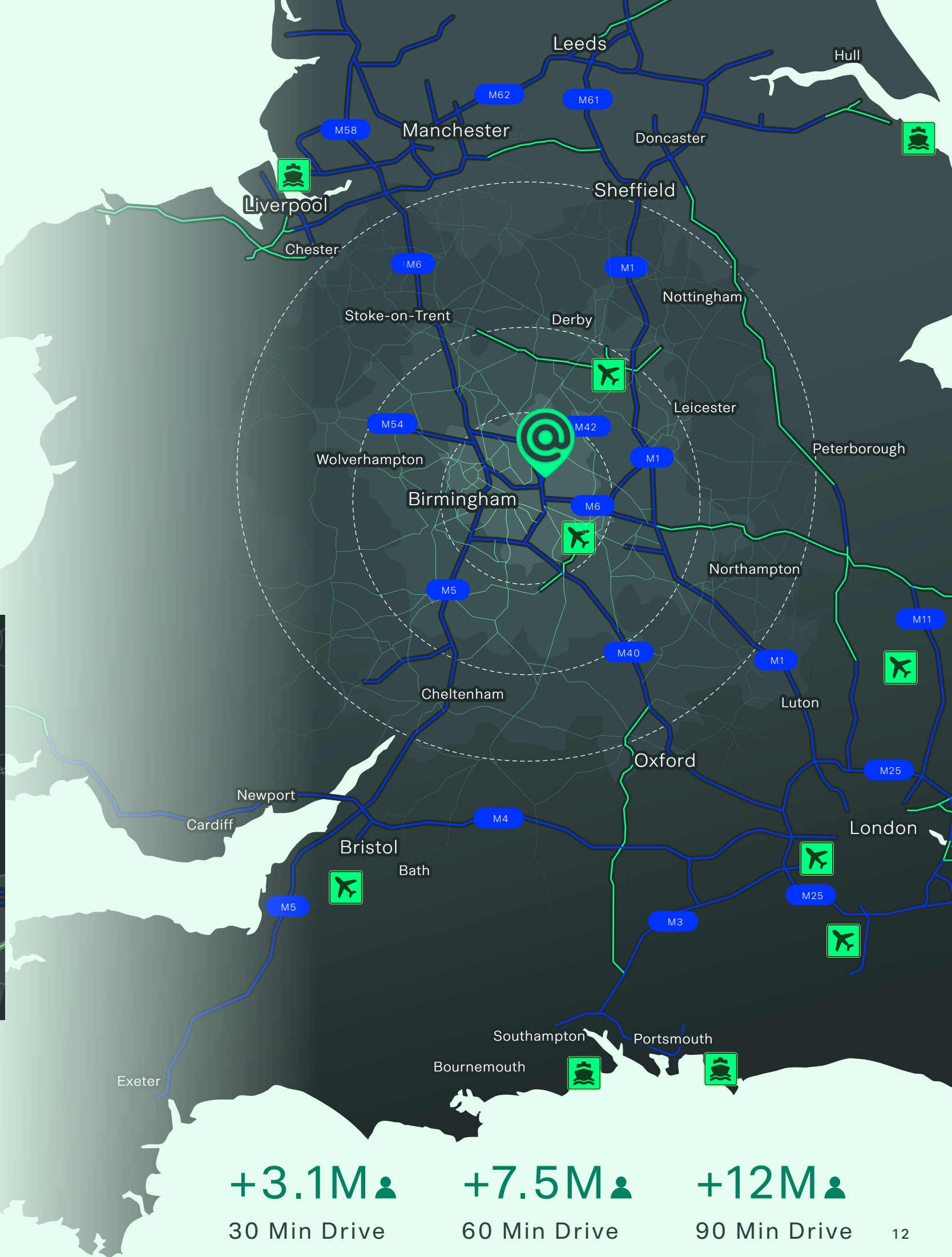


A CENTRAL LOCATION WITH UNMATCHED TRANSPORT LINKS

TRANSPORT	MINS	MILES	LOCATIONS	MINS	MILES
BIRMINGHAM AIRPORT	14	7.9	BIRMINGHAM	18	8.3
BIRMINGHAM INT.	14	7.9	COVENTRY	24	17.1
			LONDON	2 HR 30	122
MAIN ROADS	MINS	MILES	RAIL FREIGHT	MINS	MILES
M6 J5	4	1.2	FREIGHTLINER BIRMINGHAM	15	4.7
M6 J6	9	3	HAMS HALL	16	6.5
M42 J7A	7	4.5	BIFT	26	14
M1	45	34	DIRFT	35	34.7



V117 offers swift routes to Birmingham City Centre, the M42, M40, M5, and M54. Birmingham Airport is just 7.9 miles away, while Aston and Gravelly Train Stations, both within 3.5 miles, provide direct links to Birmingham New Street and the national rail network.



+3.1M 30 Min Drive +7.5M 60 Min Drive +12M 90 Min Drive

SUSTAINABILITY AND IMPACT

At Barwood, sustainability is at the heart of everything we do. Our approach goes beyond compliance, we strive to create responsible, future-proof developments that positively impact the environment, communities and businesses.



ENERGY PERFORMANCE

EPC Rating A.
Lower energy costs,
reduced carbon footprint.



EV CHARGING

Over 50 EV charging
points across the
Vantage Park site.



BICYCLE PARKING

Over 250+ bicycle parking
bays to encourage cycling
to and from work.



ENHANCED GREENERY

Additional landscaping &
footpaths have been added,
increasing the green space
for employee breaks.



SUSTAINABILITY

BREEAM Rating Excellent.
A leading sustainability
standard for the overall
environmental impact.



SKILLED LOCAL WORKFORCE

Birmingham boasts a dynamic and diverse workforce, with a strong talent pool across key industries. As the UK's second largest city, it offers a thriving employment base, excellent connectivity, and a skilled labour market, making it an ideal location for businesses to grow and succeed.



733,600

OF THE BIRMINGHAM
POPULATION ARE OF
WORKING AGE

1,804,951

POPULATION
OF GREATER
BIRMINGHAM

£548

GROSS WEEKLY PAY
(LOWER THAN UK
AVERAGE OF £587)

10TH

BIRMINGHAM IS THE
10TH LARGEST CITY
ECONOMY IN EUROPE

£13BN

BIRMINGHAM'S MANUFACTURING
SECTOR CONTRIBUTES £13BN
TO UK ECONOMY ANNUALLY

NO.1

BIRMINGHAM UNIVERSITY
VOTED NO.1 IN UK FOR
GRADUATE EMPLOYMENT

Barwood.



VANTAGEPARK-BIRMINGHAM.COM



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