

Barwood.



# YOUR LOGISTICS @ VANTAGE

REFURBISHED, EXTENDED & NEW  
BUILDINGS, HIGH PROFILE **M6 LOCATION**

V60 **61,472** SQ FT  
V90 **90,201** SQ FT  
V100 **117,294** SQ FT  
V200 **215,719** SQ FT  
**TO LET**

BIRMINGHAM B24 9GZ

 **VANTAGE PARK**

/// GATES.TIDES.LIMES



# JOIN THE HEART OF BIRMINGHAM'S INDUSTRIAL FORCE

Introducing @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.



Indicative CGI of V200



# PRIME STRATEGIC INDUSTRIAL LOGISTICS OPPORTUNITY

Strategically positioned between Junctions 5 & 6 of the M6, @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

@ VANTAGE PARK

The Fort Shopping Park

Hastingwood Industrial Park

Amazon

DHL

Kuehne + Nagel

M6

The Fort Dunlop

A47

J5 M6

V100

V200

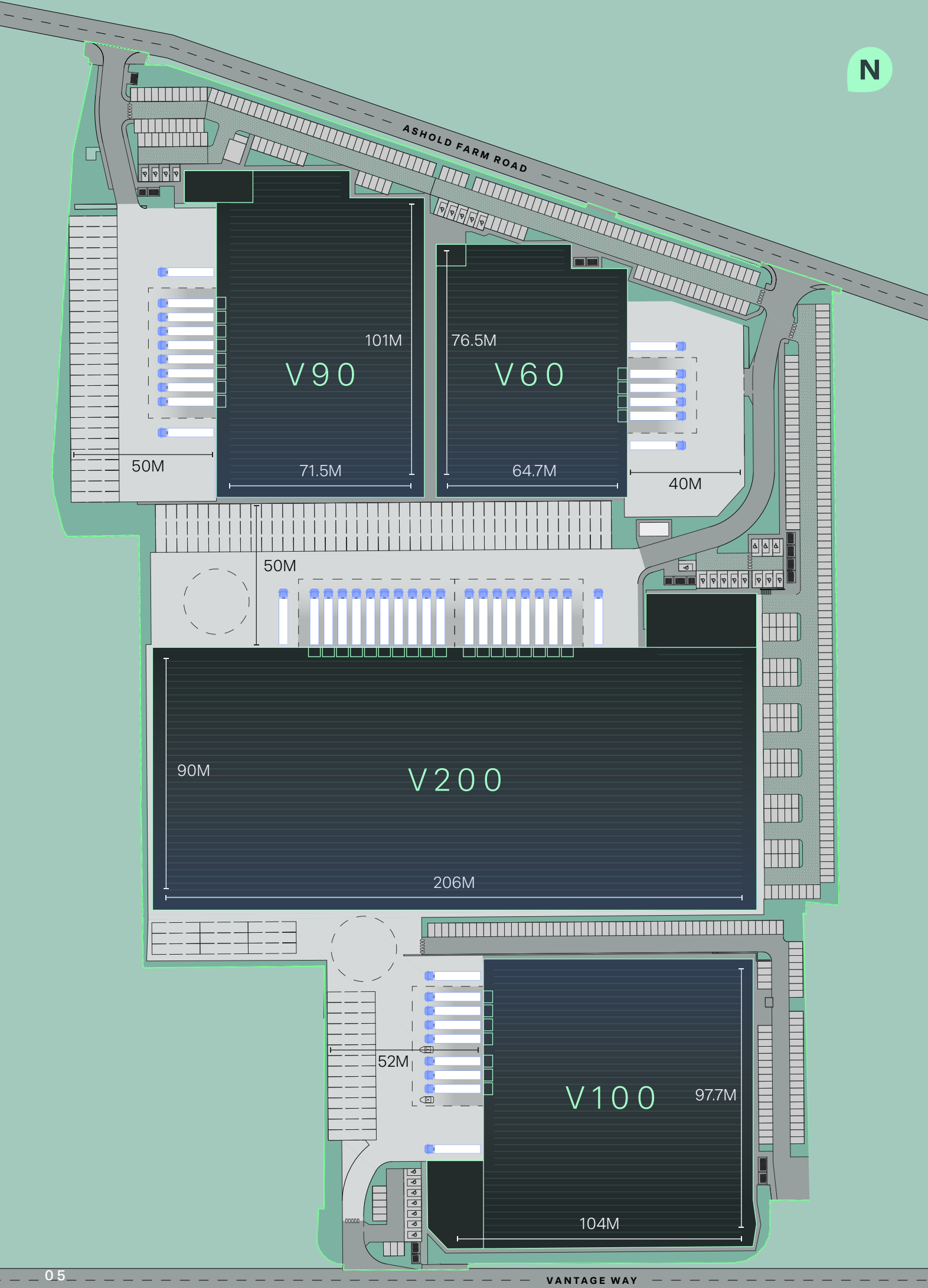
V90

V60

Jaguar Land Rover

Indicative CGI





# VERSATILE SPACES

## HIGH-QUALITY SPECIFICATIONS & MODERN EFFICIENCIES

Vantage Park comprises a range of modern self contained industrial / warehouse units benefiting from the following specification:

V90	SQ FT	V60	SQ FT
WAREHOUSE	84,313	WAREHOUSE	57,425
OFFICES	5,888	OFFICES	4,047
TOTAL	90,201	TOTAL	61,472
DOCK DOORS	8	DOCK DOORS	4
LEVEL ACCESS	2	LEVEL ACCESS	2
FLOOR LOADING	50 KNM2	FLOOR LOADING	50 KNM2
EAVES HEIGHT	12.5M	EAVES HEIGHT	12.5M
YARD DEPTH	50M	YARD DEPTH	40M
CAR PARKING	85	CAR PARKING	75

V200	SQ FT	V100	SQ FT
WAREHOUSE	208,357	WAREHOUSE	105,152
OFFICES	7,362	OFFICES	6,071
-	-	2ND FLOOR OFFICES	6,071
TOTAL	215,719	TOTAL	117,294
DOCK DOORS	18	DOCK DOORS	7
LEVEL ACCESS	2	LEVEL ACCESS	2
FLOOR LOADING	60 KNM2	FLOOR LOADING	60 KNM2
EAVES HEIGHT	13M	EAVES HEIGHT	13-21M
YARD DEPTH	50M	YARD DEPTH	52M
CAR PARKING	188	CAR PARKING	114





Indicative CGI of V90



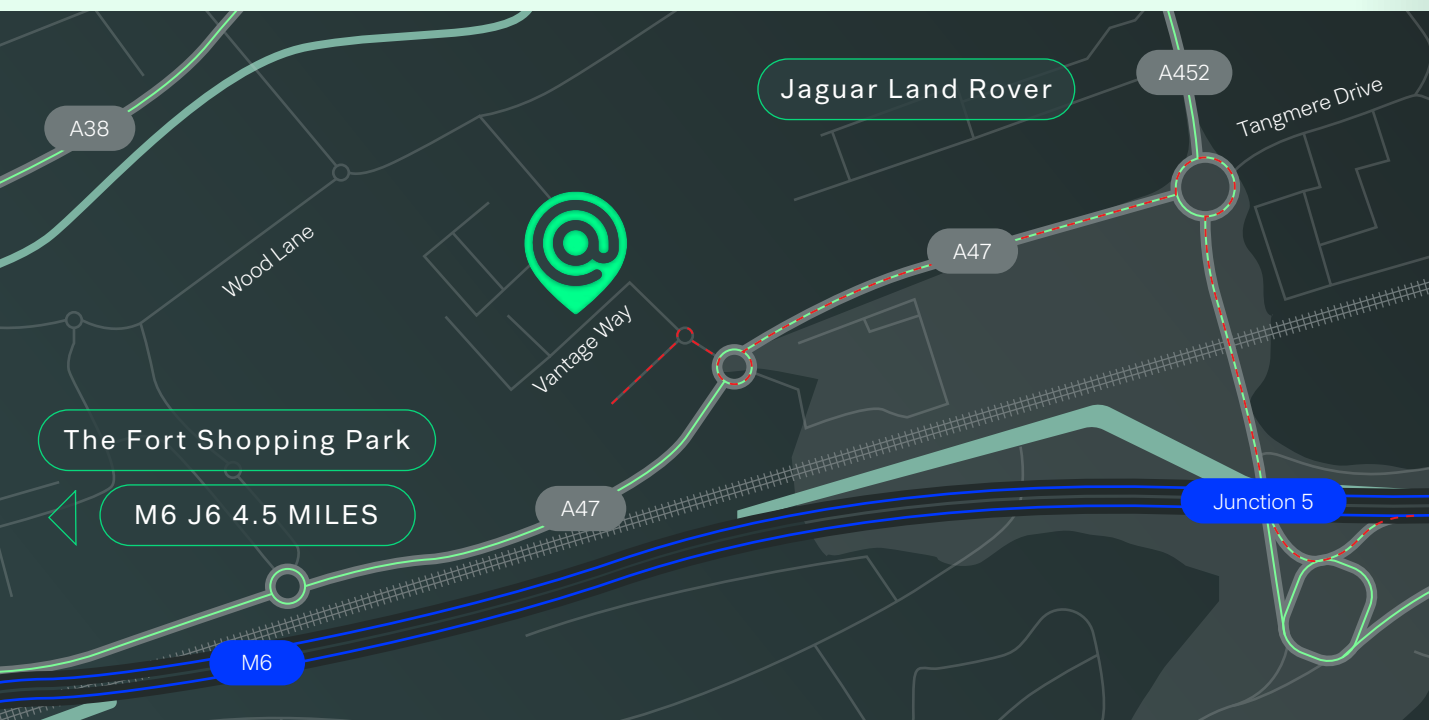


Pre-refurbishment images of V100

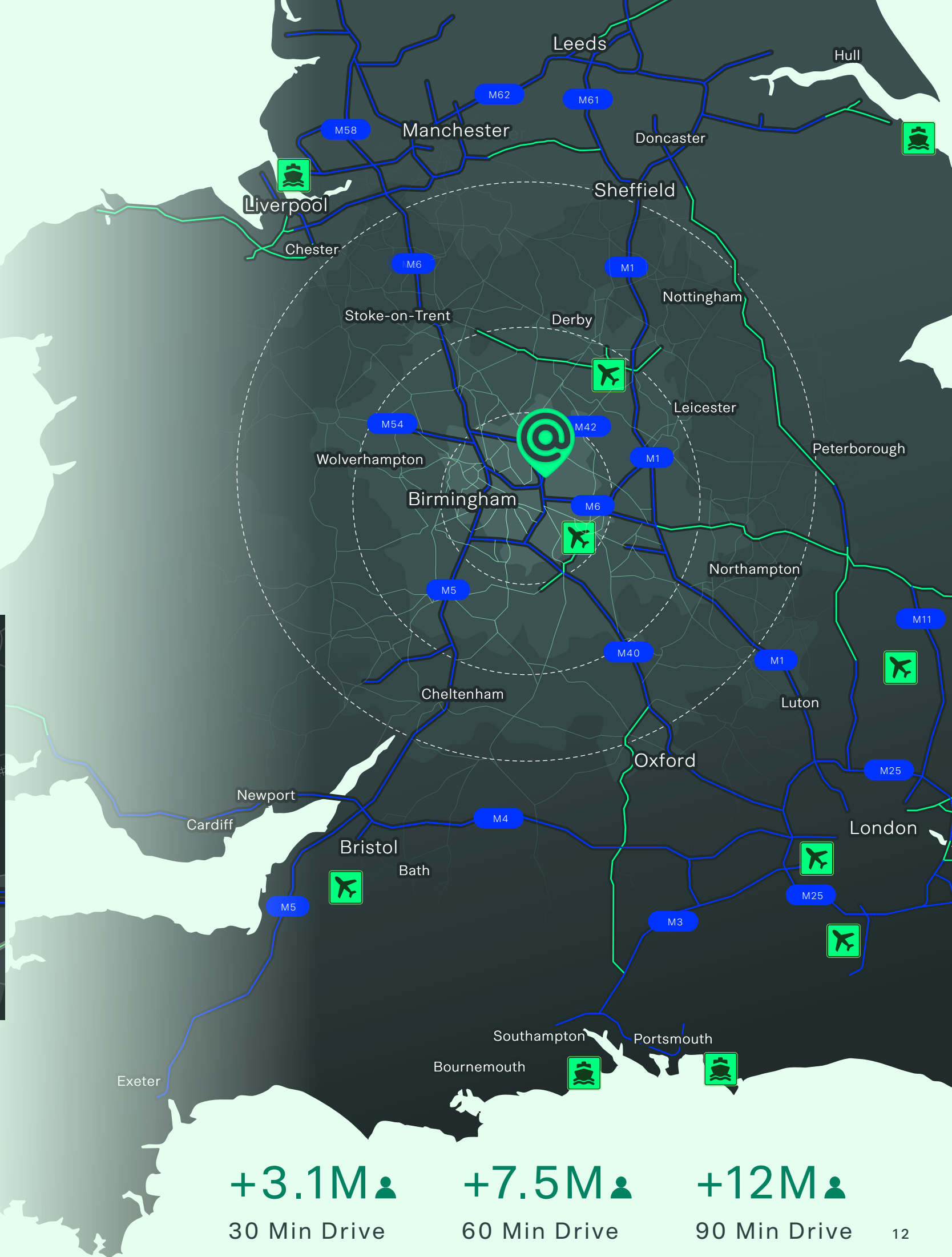


# A CENTRAL LOCATION WITH UNMATCHED TRANSPORT LINKS

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



The site 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.





# 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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