

LONGBRIDGE 155

THE COFTON CENTRE

B31 4PT



Operationally
net zero carbon
to offices



Swan standard
specification



Targeted for
BREEAM
OUTSTANDING

READY Q3 2022

UNIT L155 TO LET: 154,691 SQ FT (14,371 SQ M)

Changing spaces in Longbridge

Longbridge 155 is situated at The Cofton Centre, a self contained secure, managed estate which is an integral part of the largest regeneration project in the West Midlands. The site is able to accommodate a wide range of industrial and distribution uses.

Situated only 1.5 miles from St. Modwen's new £70 million Longbridge town centre and the highly successful Technology Park, Longbridge 155 offers occupiers an ideal opportunity to become part of an established commercial centre.

Why choose Longbridge?



9 miles to Birmingham city centre



Local amenities include Premier Inn, Sainsbury's, M&S, Costa, Busy Bees Nursery and a gym



3 miles to both M5, J4 motorway and M42, J2 motorway



Trains to Birmingham every 10 minutes from Longbridge train station



24 hour access 365 days of the year



Targeted for BREEAM OUTSTANDING



Swan standard specification



EPC A+ Rated



A38 TO BIRMINGHAM CITY CENTRE 9.8 MILES

M5 J4 LYDIATE ASH 3.1 MILES

LONGBRIDGE 155 THE COFTON CENTRE

M42 J2 HOPWOOD PARK SERVICES 3.8 MILES

UNIT L155

Indicative master plan computer generated image.





TRAVEL DISTANCES

CITIES/TOWN

| | |
|------------------------|-----------|
| Birmingham City Centre | 10 miles |
| Worcester | 20 miles |
| Gloucester | 45 miles |
| Leicester | 53 miles |
| Bristol | 79 miles |
| Sheffield | 105 miles |
| Manchester | 122 miles |

PORT/RAIL FREIGHT TERMINALS

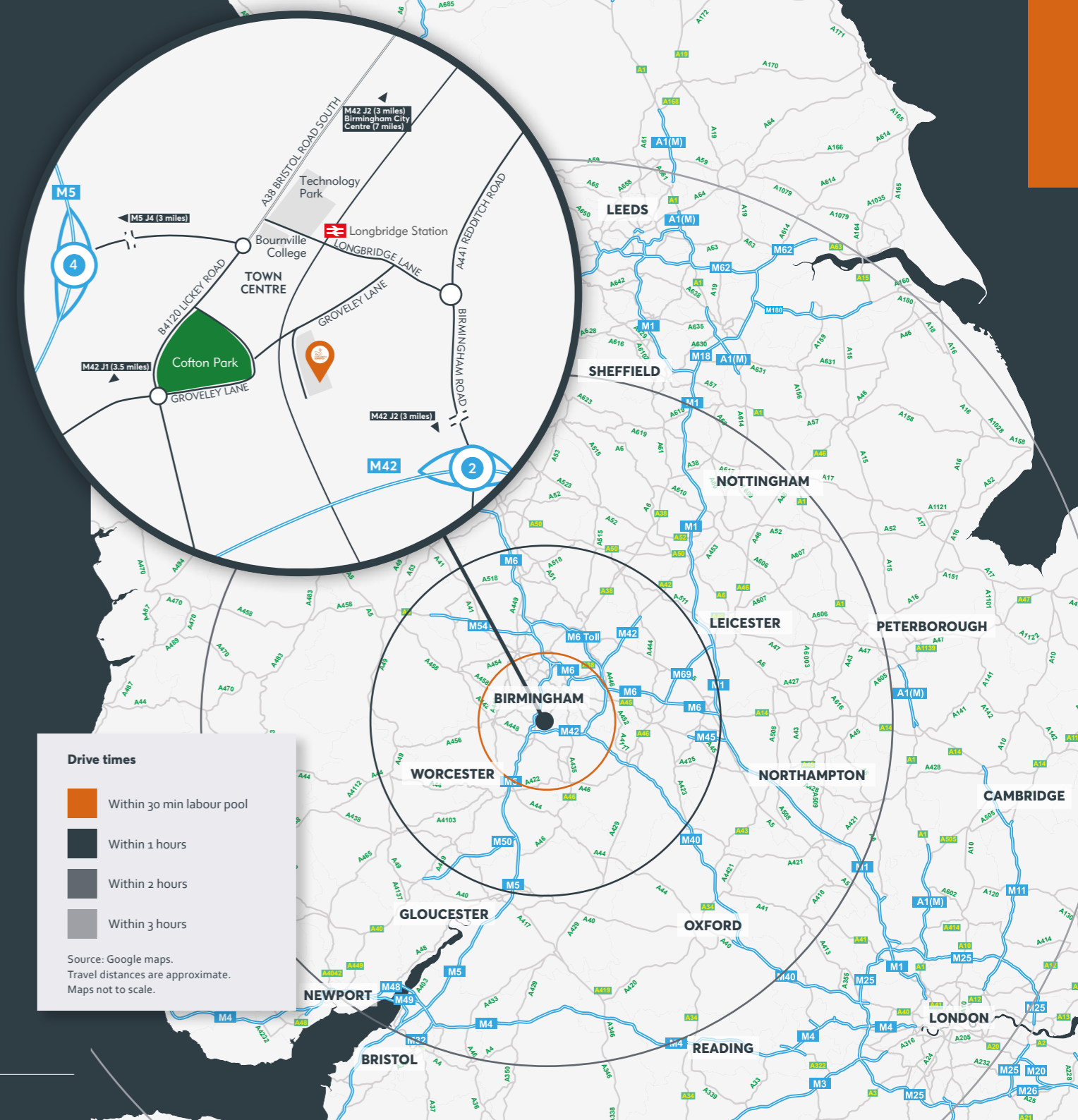
| | |
|--|-----------|
| Birmingham Intermodal Freight Terminal | 32 miles |
| Port of Liverpool | 114 miles |
| Port of London | 117 miles |
| Port of Southampton | 132 miles |
| Port of Immingham | 150 miles |
| Port of Felixstowe | 190 miles |

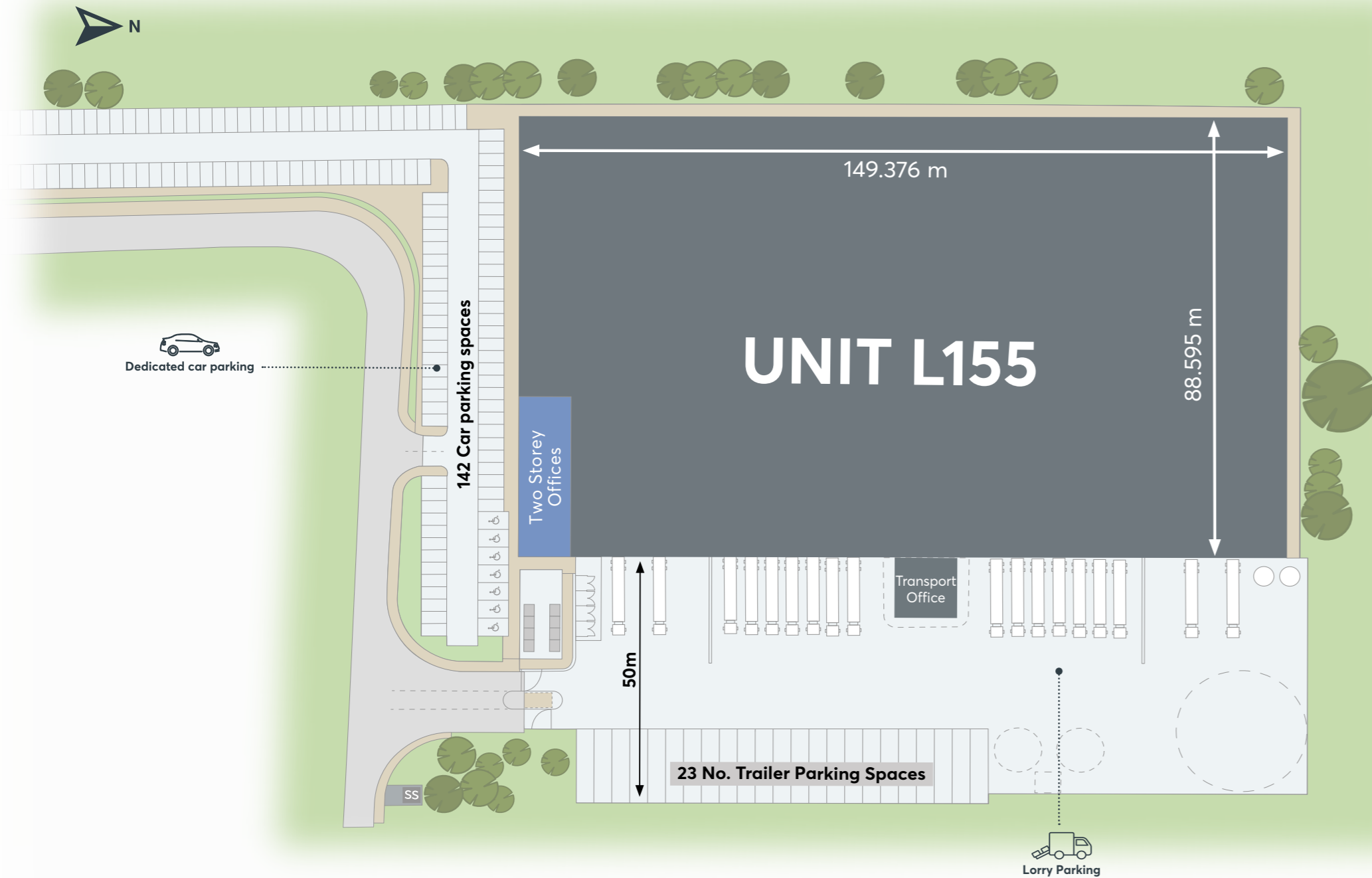
AIRPORTS

| | |
|--------------------|-----------|
| Birmingham Airport | 19 miles |
| Coventry Airport | 32 miles |
| London Heathrow | 102 miles |

MOTORWAYS

| | |
|--------|-----------|
| J4 M5 | 3.1 miles |
| J2 M42 | 3.8 miles |





Schedule of accommodation

| LONGBRIDGE 155 | |
|------------------------------|------------------------------------|
| WAREHOUSE | 140,865 SQ FT (13,086 SQ M) |
| GROUND FLOOR CORE | 1,200 SQ FT (111 SQ M) |
| FIRST FLOOR OFFICE | 4,659 SQ FT (432 SQ M) |
| SECOND FLOOR OFFICE | 4,659 SQ FT (432 SQ M) |
| TRANSPORT OFFICE | 3,308 SQ FT (307 SQ M) |
| TOTAL | 154,691 SQ FT (14,371 SQ M) |
| PLANT DECK/MEZZANINE | 4,790 SQ FT (445 SQ M) |
| TOTAL INC. PLANT DECK | 159,481 SQ FT (14,816 SQ M) |
| YARD DEPTH | 50 M |
| CLEAR INTERNAL HEIGHT | 15 M |
| LOADING DOCKS | 12 |
| EURO DOCKS | 2 |
| LEVEL ACCESS LOADING DOORS | 4 |
| FLOOR LOADING | 50kN SQ M |
| HGV PARKING | 23 |
| CAR PARKING | 142 |
| ELECTRIC CAR CHARGING POINTS | 28 |
| POWER | 665 kVA |
| ROOF LIGHTS | 15% |



LONGBRIDGE 155
THE COFTON
CENTRE

- 50 kN sq m floor loading
- EPC A+ rating
- EV car charging
- 15% roof lights
- Operationally net zero carbon to offices
- Up to 15m clear internal height
- 1600 sq m of PV Panels

Additional cost to upgrade power to 1 or 3 MVA.



The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

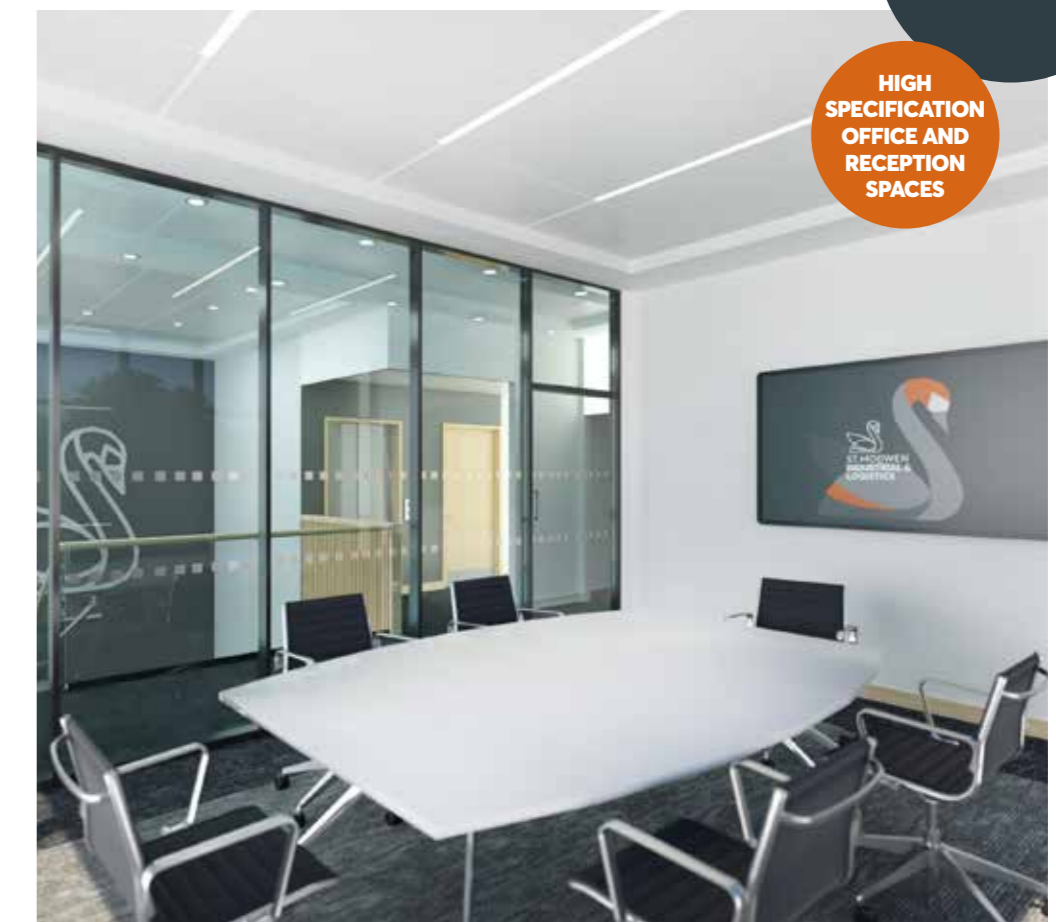
Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low wellbeing
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



SUSTAINABILITY AT THE CORE



HIGH SPECIFICATION OFFICE AND RECEPTION SPACES



Our Building Code



Our Park Code



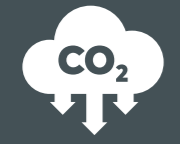







Our responsible business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:

| | | | | | |
|---|---|--|--|---|---|
|  Net carbon reduction |  Biodiversity & sustainable environments ambition |  Diversity & inclusions |  Education & future skills |  Health & wellbeing |  Responsible operating practices & partnerships |
|---|---|--|--|---|---|



About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen



Part of St. Modwen Developments Ltd. (Owned by Blackstone)



Experts in the planning process



We maintain and manage our space



Dedicated team of 60 skilled professionals



Across 676 units



Of warehouse space spanning 50 parks nationwide



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stmodwenlogistics.co.uk

GEMMA BLACKER

Senior Development & Leasing Manager

07811 304 271

gblacker@stmodwen.co.uk

JAKE SHILSTON

Senior Development Manager

07971 588 070

jake.shilston@stmodwen.co.uk



David Willmer
M: 07831 820 651
E: david.willmer@avisonyoung.com

Alex Thompson
M: 07780 257 156
E: alex.thompson@avisonyoung.com

Terms on application to the joint agents



Christian Smith
M: 07808 784 789
E: christian.smith@savills.com

Daniel Rudd
M: 07929 657 494
E: daniel.rudd@savills.com

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. July 2022. TBDW 00505-10.