



BIRMINGHAM
Heartland Parkway Bromford

1 unit remaining
47,988 ft² (4,458 m²)

to let

new production/warehouse scheme

unit 2 let to PICKFORDS LTD

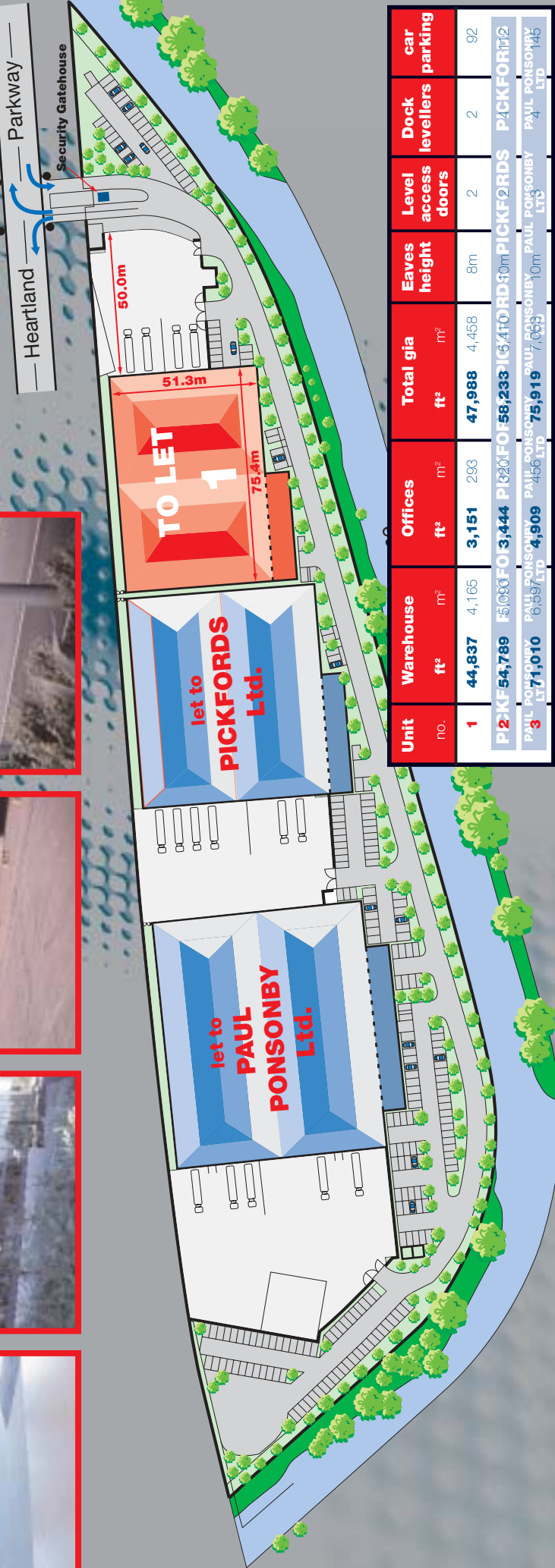
unit 3 let to PAUL PONSONBY LTD

- approx one mile from j.5 & j.6 of the M6
- immediate access off A47 Heartland Parkway
- highly visible from M6
- detached building with secure yard
- landscaped environment

www.hurricanepark.co.uk

hurricane park

Right turn exit programmed for completion 2005



Unit no.	Warehouse ft ²	Offices ft ²	Total gfa ft ²	Eaves height	Level access doors	Dock levellers	car parking
1	44,837	3,151	47,988	8m	2	2	92
2	54,789	3,444	58,233	10m	2	2	112
3	71,010	4,909	75,919	10m	2	4	146



location

Hurricane Park is situated on Heartland Parkway (A47) close to Bromford Gyrotory. The scheme is approximately 3 miles North East of Birmingham City Centre benefiting from dual carriageway access to both Junctions 5 & 6 of the M6 Motorway (approximately 1 mile) and nearby links to the M42 and M6 Toll.

planning

Consent for B1, B2 and B8 uses 24/7.

specification

- Steel portal frame (8m eaves)
- Floor loading 50 kN per m² (1,000 lbs per ft²)
- First floor fully fitted offices
- 50m secure service yard
- Landscaped environment
- Separate car parking

tenure

Available on new institutional lease. The scheme is in a Stamp Duty exempt area.





drive times from Hurricane Park

Source AA

There is a landlord's representative on site during normal working hours for quick unannounced inspections.

Car Plant Address	Distance (miles)	Drive time (minutes)
Jaguar Cars Limited (Castle Bromwich)	2.5	5
Land Rover (Solihull)	5.9	17
MG Rover Group Limited (Longbridge)	12.1	24
Jaguar Cars Limited (Coventry)	17	25
PSA Peugeot Citroen Limited (Coventry)	27	33
Toyota (Burnaston)	31.3	44

development by



For further information contact the joint agents:

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Misrepresentation Act

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