



# INDURENT

## PARK BROOMHALL

WR5 2QR  
///FATHERLY.TRAPS.HURTS

Final two high quality warehouse & industrial units

UNIT 6: 31,885 SQ FT (2,962 SQ M)

UNIT 7: 40,199 SQ FT (3,734 SQ M)

Available now



An EPC A rating can help customers lower their energy costs



Placing this building in the top 10% of UK warehouses for sustainability

Warehousing that Works.

# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Units 6 and 7 are highly sustainable warehouses that will deliver benefits for your business, your people and the environment.

## An ideal location for the Midlands

Indurent Park Broomhall comprises a 17 acre (6.9 ha) development site in an established industrial and logistics location.

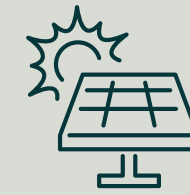
The park provides excellent connectivity to the M5 motorway and is just 1.3 miles from junction 7.

**EPC A**  
rating

With an EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Smart LED lighting helping you reduce energy consumption by up to 75%.



125 SQ M Solar PV panels included as standard.



Secured planning consent for B2 and B8 use, allowing your business to hit the ground running.



Fully networked smart meters collect half hourly and real time energy data, allowing alignment with ESG targets and contributing towards net zero carbon targets.





# Why choose Broomhall?



Ideally located for national distribution



Local amenities include Tesco Superstore, restaurants, a nursery & pre-school and a garden centre



Excellent connectivity to M5, J7 (1 mile away)



Within the South Worcester Urban Extension



Warehousing that Works.

J7 M5

BIRMINGHAM

BRISTOL

A4440

SOUTH WORCESTER URBAN  
EXTENSIONS - EMPLOYMENT

NORTON ROAD

UNIT 3

UNIT 1

UNIT 2

UNIT 5

UNIT 4

UNIT 7

UNIT 6

Aerial Plan.



## WELL CONNECTED TO LOCAL TRANSPORT.

The number 32 bus stop is situated a three-minute walk from the park. Worcester centre and Foregate Street train station can be reached in under 20 minutes



## HIGHLY SKILLED WORKFORCE.

Drawn upon from the Worcester area and other surrounding areas including South Birmingham and Cheltenham



## STRONG LOCAL LABOUR.

Over 55,000 workforce within 5 miles

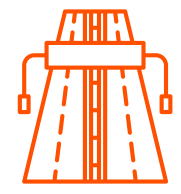


Source: ONS



Warehousing that Works.

# You're well-connected.



## 1 MILE

from junction 7 of the M5 via A4440 Southern by-pass.



## 4 MILES

from Worcester City Centre.



## 37 MILES

from Birmingham Intermodal Freight Terminal.



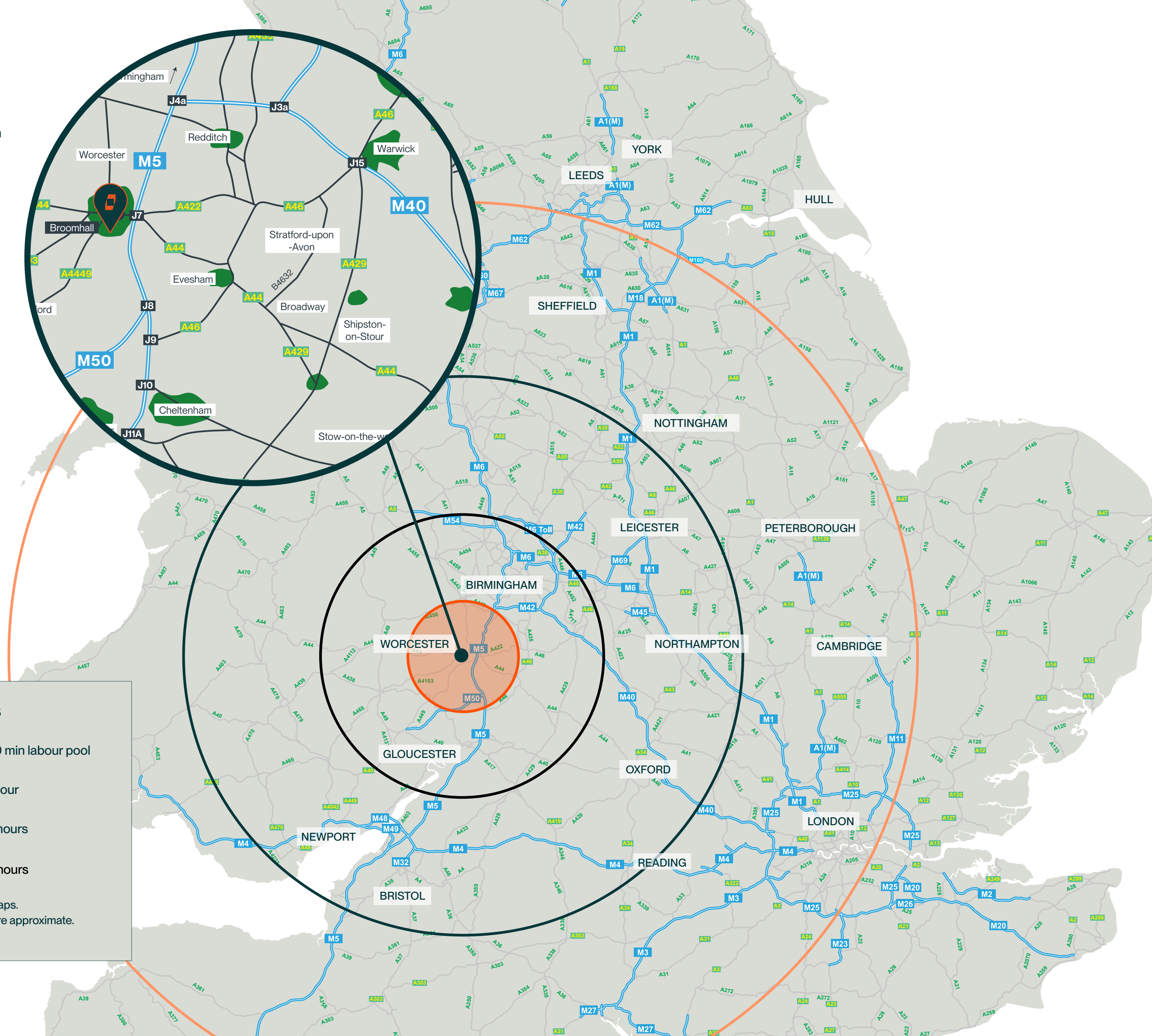
## UNDER 1 HOUR

to drive to ABP Rail Freight Terminal.

**Drive times**

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



Warehousing that Works.

# Schedule of accommodation.

	UNIT 6	UNIT 7
WAREHOUSE	28,052 SQ FT (2,606 SQ M)	37,117 SQ FT (3,448 SQ M)
GF OFFICE INC. CORE	709 SQ FT (66 SQ M)	734 SQ FT (68 SQ M)
FF OFFICE	3,124 SQ FT (290 SQ M)	2,348 SQ FT (218 SQ M)
<b>TOTAL</b>	<b>31,885 SQ FT (2,962 SQ M)</b>	<b>40,199 SQ FT (3,734 SQ M)</b>
YARD DEPTH	42 M	35 M
CLEAR INTERNAL HEIGHT	8 M	10 M
LOADING DOCKS		2
LEVEL ACCESS LOADING DOORS	3	2
CAR PARKING	28	37
ELECTRIC CAR CHARGING POINTS	4	4
POWER	125 kvA	125 kvA



Indrent standard specification



50 kN sq/m floor loading



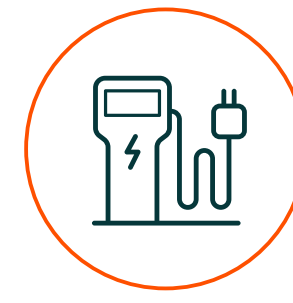
15% roof lights



Secured planning consent for B2 and B8 use



EPC A rated



EV car charging



Up to 10m clear internal height



First floor offices with lift and flexible undercroft area

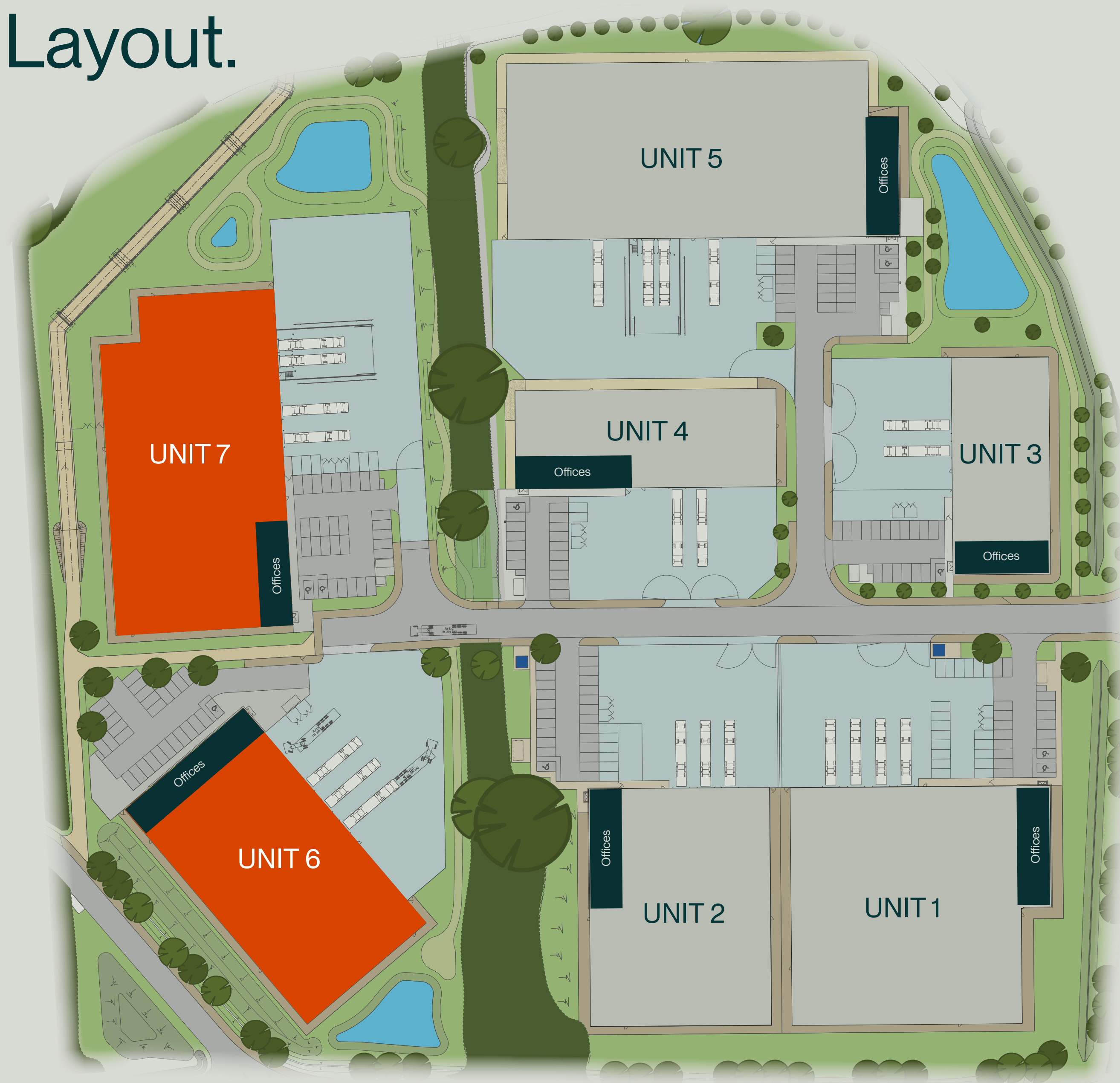
\*All floor areas are approximate gross internal areas.



Warehousing that Works.



# Development Layout.





We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

## LET'S TALK



**MARCUS RILEY**

*Development Manager*

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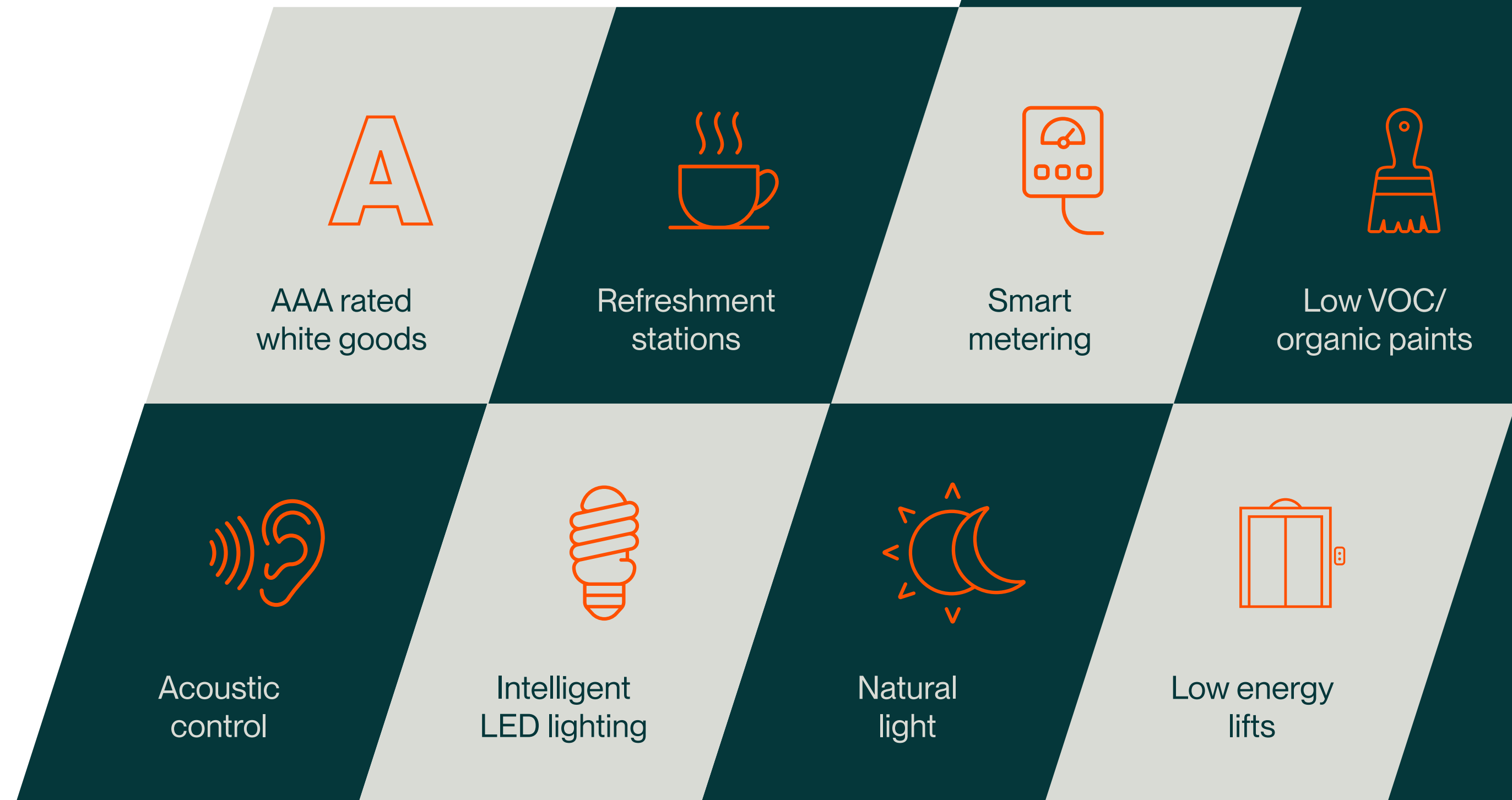
# The Indurent standard.

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

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent 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.

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



Warehousing that Works.



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