

MUCKLOW

MUCKLOW BUSINESS PARK
TYSELEY

INDUSTRIAL / DISTRIBUTION UNITS
from 60,000 to 180,000 sq ft
(from 5,574 to 16,722 sq m)



**UNITS AVAILABLE
FROM AUTUMN
2016 ONWARDS**

- 19.2 acre site close to central Birmingham
- Ideally placed for automotive / manufacturing supply chains and urban logistics
- Large local workforce with engineering experience

**Access via new link road (Battery Way Extension)
between A41 Warwick Road and Reddings Lane**

ACCESS OEM SUPPLY CHAINS FROM THE HEART OF THE UK'S AUTOMOTIVE SECTOR

Mucklow Business Park Tyseley is a key site within one of Birmingham's six economic zones. It is also ideally placed to access the supply chains of major OEMs, especially Jaguar Land Rover and BMW.

The automotive cluster in Birmingham employs close to 115,000* people in both OEMs and SMEs supplying major manufacturers like JLR, Aston Martin and Goodyear. The trend towards reshoring will continue to increase demand for local suppliers - and those suppliers will need modern, efficient facilities from which to operate.

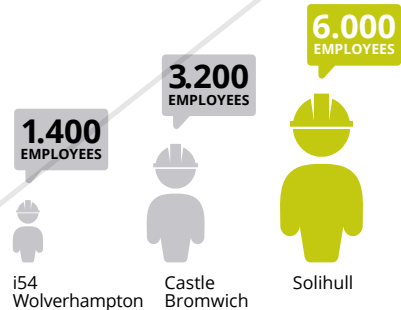
* Source Advantage West Midlands

Industrial/distribution units at Mucklow Business Park Tyseley are available from 60,000 sq ft to 180,000 sq ft, on a design and build basis.

- A third of manufacturers using overseas suppliers expect to buy more British made components over the next five years
- 41 per cent report the UK is becoming more attractive as a manufacturing destination compared to locations abroad
- Re-shoring trend could see 200,000 jobs created over the next 10 years



To meet the demand created by manufacturers, OEMs will need modern, efficient facilities from which to operate.

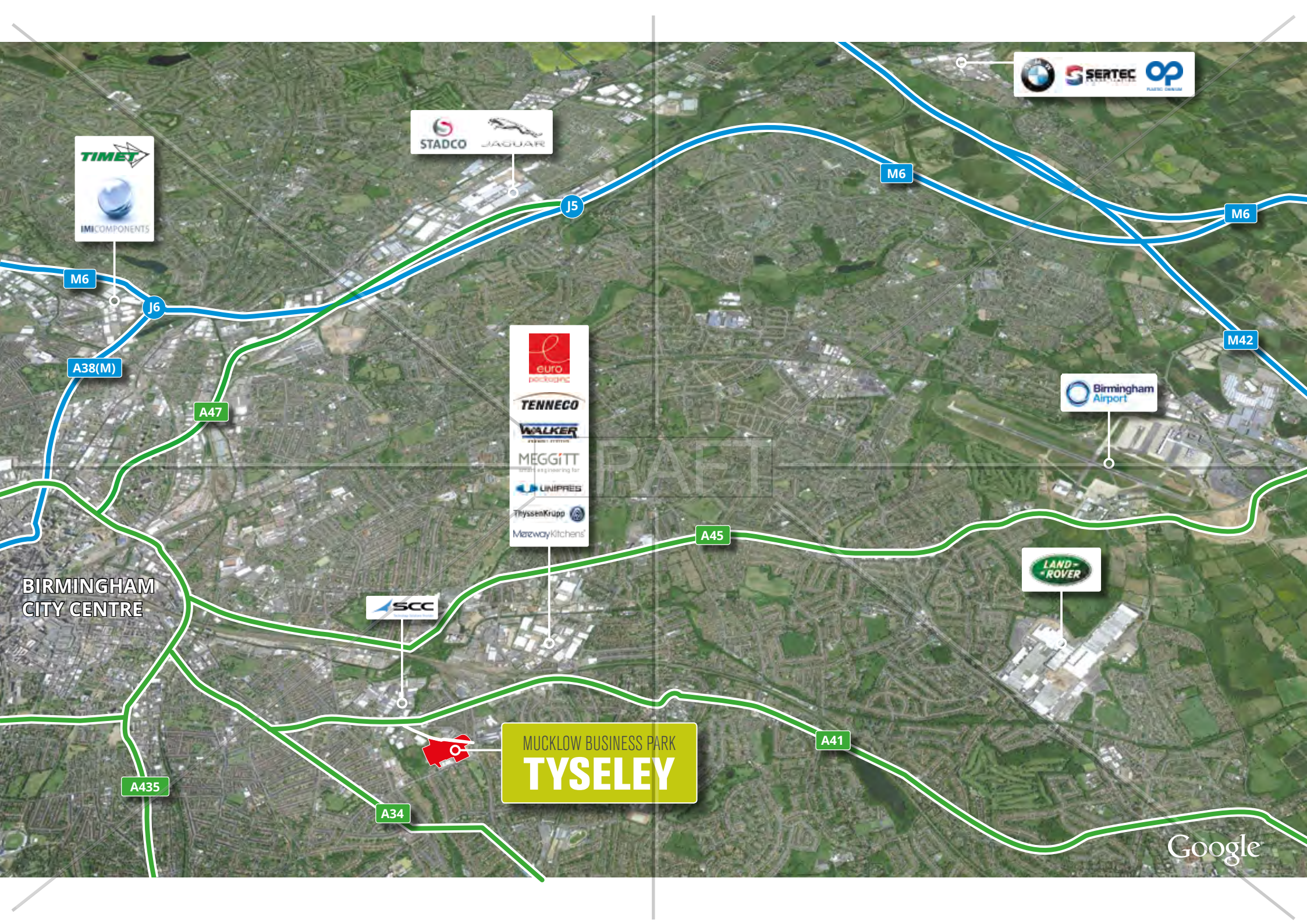


JAGUAR LAND ROVER IS INVESTING £1.5BN IN THE WEST MIDLANDS

Jaguar Land Rover is investing £1.5 billion in all-new technically-advanced aluminium vehicle architecture for future models, creating 1,700 new jobs.

JLR already supports 190,000 people through its supply chain and dealer network, a figure that will only grow as the effects of the investment are felt throughout the regional economy.

Recent investment in its manufacturing operations by JLR currently stands at an incredible £2.75bn, making the company the biggest UK investor in R&D in the manufacturing sector.



MUCKLOW BUSINESS PARK
TYSELEY

BIRMINGHAM
CITY CENTRE

Google™

Birmingham
City Centre

To Birmingham
City Centre

A41

To Solihull
/M42

A41

Battery Way
Extension

DRAFT



TYSELEY: A PROUD ENGINEERING HERITAGE

Tyseley is a well-established industrial location, 3 miles south east of Birmingham city centre. It benefits from excellent transport links with Birmingham airport and the M6 and M42 motorways within easy reach via main A-roads.

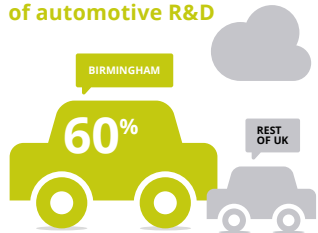
The industrial/commercial area extends to around 247 acres (100 hectares) of traditional industrial and employment land and is recognised as one of the main areas in the region for automotive, rail, aerospace and associated high-tech industries with an excellent labour supply.

Companies based in Tyseley include Sertec, Specialist Computer Centres, Europack Plc, ThyssenKrupp Aerospace, Unipres, Meggitt Plc and Tenneco Walker. These businesses undertake a diverse range of activities including manufacturing/production, assembly, storage and distribution.

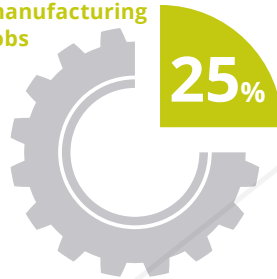
A WORKFORCE ENGINEERED FOR EXCELLENCE



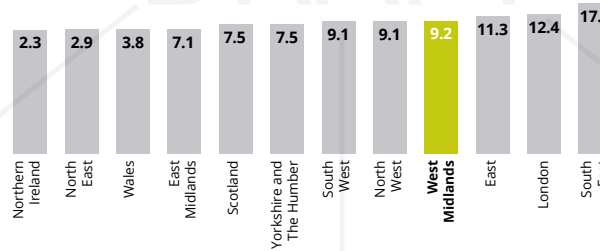
Percentage of automotive R&D



Over 25% of the UK's advanced manufacturing jobs



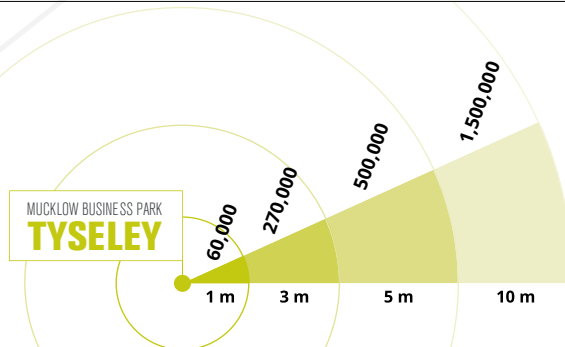
Percentage of manufacturing jobs by region



The sheer number of well-qualified, highly trained potential employees in Birmingham sets the city apart. Employers can choose from amongst 25,000 graduates a year produced by universities in Birmingham and 100,000 within an hour's drive. There are five universities and two HE colleges in the city, with a wide range of courses preparing students for a career in engineering and manufacturing.

- There are expected to be 4,700 new automotive jobs in Birmingham by 2016
- Over a quarter of the UK's advanced engineering workforce is employed in Birmingham
- University courses are steered towards engineering
- The region generates approximately 60% of the UK's automotive R&D
- Birmingham has one of the highest quality workforces in Europe*
- The city performs well for skills, attitude and productivity*

POPULATION BY DISTANCE



* Source: fDi intelligence

INDICATIVE MASTERPLAN

Mucklow Business Park, Tyseley is one of the largest industrial sites in the Birmingham conurbation extending to 19.2 acres. It can accommodate a range of unit sizes from 60,000 sq ft to 180,000 sq ft and the masterplan below gives an indication of one potential layout.

The Business Park will benefit from a brand new link road (Battery Way Extension) connecting the A41 Warwick Road to Reddings Lane. This will greatly improve the prominence and accessibility of the site.

Birmingham City Council is procuring the new road and has obtained grant funding from the Greater Birmingham and Solihull LEP and has detailed planning permission for the scheme. It intends to commence construction in 2016 which fits in with the intended timeframe for delivery of new units on Mucklow Business Park.

UNIT 1

60,000 sq ft

Including 10% offices

10m haunch height

95 car spaces

UNIT 2

70,900 sq ft

Including 10% offices

10m haunch height

114 car spaces

UNIT 3

108,000 sq ft

Including 5% offices

12m haunch height

170 car spaces

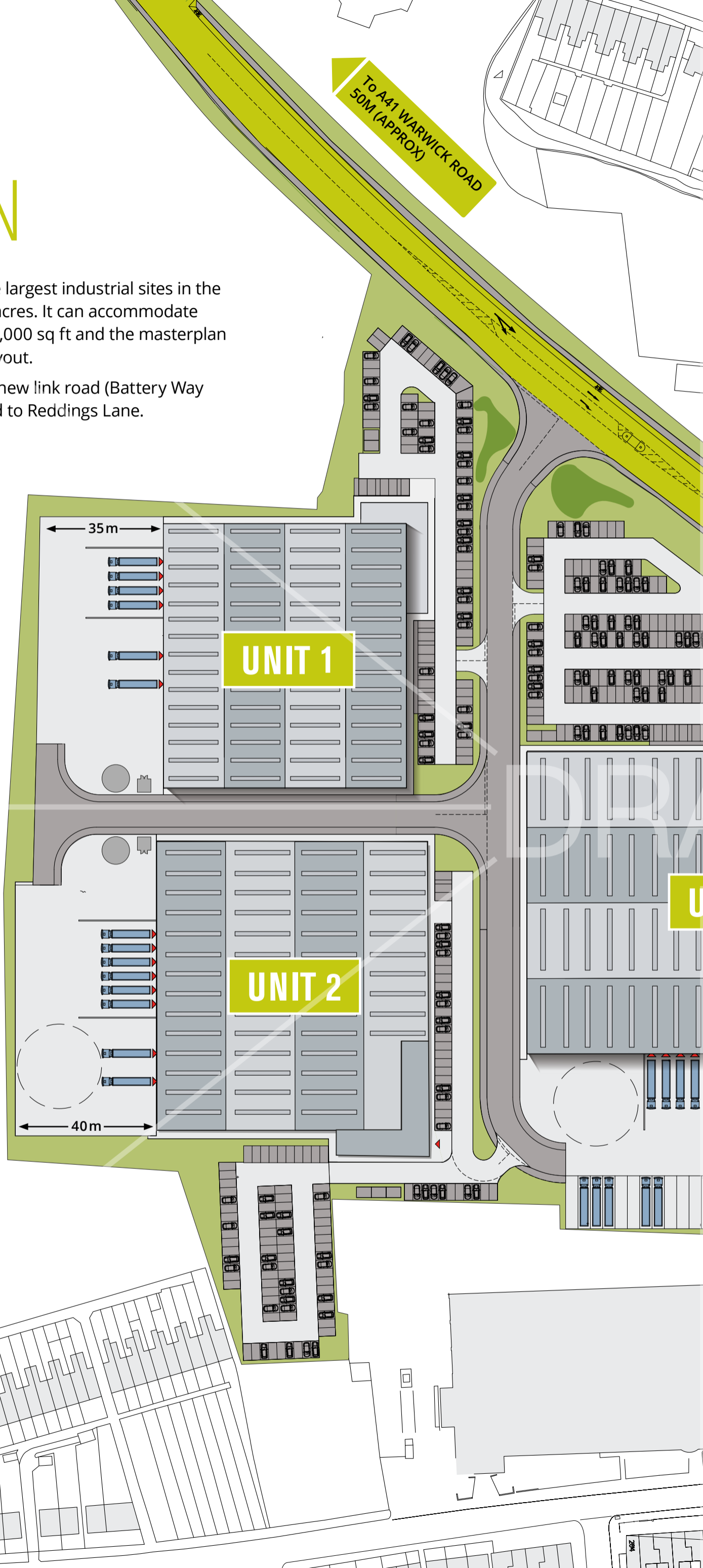
UNIT 4

102,000 sq ft

Including 5% offices

12m haunch height

152 car spaces





UNIT 3

FUTURE DEVELOPMENT

UNIT 4

REDDINGS LANE

BATTERY WAY EXTENSION

Gas Governor House

50m

50m

SPECIFICATION

All units will be built to a high specification to achieve BREEAM 'Very Good' status. There is power capacity of over 5MVA to the site which makes it an ideal location for production facilities.

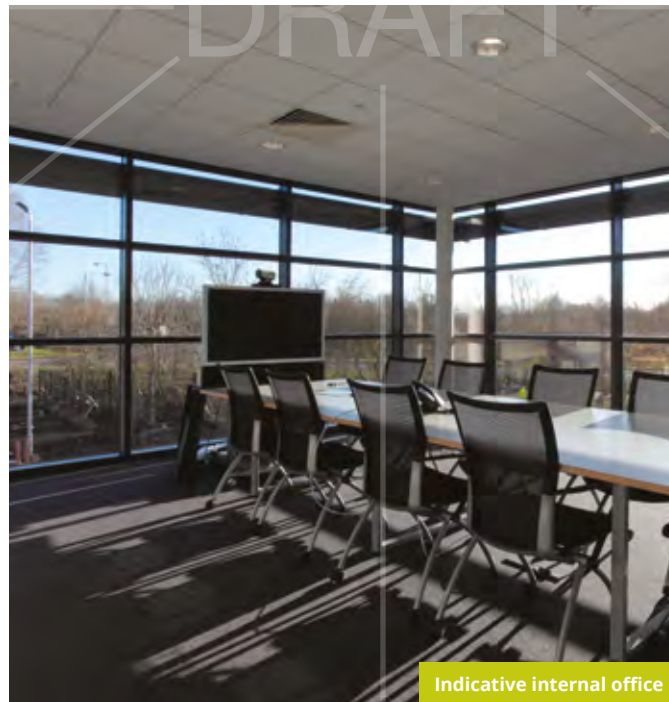
Completed buildings can be provided for occupation from autumn 2016 onwards. Buildings can be tailored to suit occupiers' general requirements in respect of items such as office content, heating, lighting and vehicular loading arrangements, alongside more specific criteria such as increased floor loading and machine pits to accommodate production facilities. Mucklow and their professional team will work directly with occupiers to design and install their Cat B fit-out within the warehouse and office space to ensure a cost effective and seamless transition to their new facility.

PRODUCTION/ WAREHOUSE

- Steel portal frame with eaves heights of 10m – 12m
- Built up cladding system with 25 year guarantee
- Triple skinned roof lights to 10% of floor area
- FM2 (special) floor slab with uniformly distributed loading capabilities of 50kN/sq m
- Rack loading 5 – 7 tonnes
- Column spacing to suit wide or very narrow aisle racking
- Surface and dock level loading doors
- Secure fenced yards with depths of 35m – 50m

OFFICES

- Double height reception area
- Enhanced cladding and curtain walling to improve natural lighting with brise soleil to reduce solar gain
- Full raised access floors with floor boxes at 1:10 sq m
- VRF comfort cooling and heating
- LG7 Office lighting with automatic movement and daylight controls
- 8/13 person passenger lift
- Parking spaces on 1:670 sq ft ratio or better





Apex Park Worcester - completed December 2014



Costco Coventry



Yorks Park, Dudley

MUCKLOW: A REPUTATION FOR DELIVERY

A & J Mucklow Group Plc was founded in the West Midlands in 1933 and listed on the London Stock Exchange in 1962. Mucklow's principal activity is to develop and invest in modern industrial and commercial buildings in prominent locations around the Midlands. The company owns and manages an extensive portfolio of over 3.5 million sq ft which has a value of over £300m.

The main focus of Mucklow's development programme is to provide high quality buildings for occupiers as well as long-term investment properties for the Group.

Mucklow is a customer focused business and prides itself on its relationship with its tenants which include well known companies operating across a wide range of sectors including manufacturing, distribution, IT, consultancy, and retailing.

The company has a proven track record in industrial property development having built over three million sq ft of space. In recent years, Mucklow has developed a 116,000 sq ft warehouse for Worcester Bosch at Apex Park, Worcester; a 128,500 sq ft warehouse club for Costco in Coventry; and a number of high quality business park developments around the region where occupiers include Exova, Timken, Eriks, IMB, Meggitt and Eaton Industries amongst others.

Right from the outset Mucklow and their professional team worked with us as partners to deliver a truly outstanding Distribution Centre in a very tight timescale. Communication was clear throughout and the response to any questions was quick and meaningful. Practical solutions to our queries were always forthcoming.

Shaun Mansbridge
Director at Worcester Bosch



Further information on the group can be found at www.mucklow.com

MUCKLOW

MUCKLOW BUSINESS PARK TYSELEY



reachmarketing.co.uk 22955 09/15

Planning

Suitable for B1, B2 and B8 uses.

Terms

Leasehold. Terms to be agreed.

Rent

Upon application.

Service charge

There will be a charge to cover the upkeep and maintenance of common areas.

VAT

All rates quoted exclusive of VAT.



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