

THE COFTON CENTRE LONGBRIDGE

B31 4PT



Operationally
net zero carbon
to offices



Swan standard
specification



BREEAM
Outstanding
Achieved

AVAILABLE NOW

UNIT 5 TO LET: 160,280 SQ FT (14,890 SQ M)

Changing spaces in Longbridge

Unit 5 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, Unit 5 offers occupiers an ideal opportunity to become part of an established commercial centre.

Unit 5 has also achieved BREEAM Outstanding status. The new 160,000 sq ft warehouse has 1,600 sq m of rooftop solar panels included at no extra cost, providing enough power to cover the regulated energy costs of the office space and with the flexibility to add more panels, as required.

Why choose Longbridge?

 <p>9 miles to Birmingham city centre</p>	 <p>Local amenities include Premier Inn, Sainsbury's, M&S, Costa, Busy Bees Nursery and a gym</p>	 <p>3 miles to both M5, J4 motorway and M42, J2 motorway</p>	 <p>Trains to Birmingham every 10 minutes from Longbridge train station</p>
 <p>24 hour access 365 days of the year</p>	 <p>BREEAM Outstanding Achieved</p>	 <p>Swan standard specification</p>	 <p>EPC A+ Rated</p>



THE COFTON CENTRE LONGBRIDGE

UNIT 5

1600 sq m of PV panels included at no extra cost to occupier

A38 TO BIRMINGHAM CITY CENTRE 9.8 MILES

20% EV charging

M5 J4 LYDIATE ASH 3.1 MILES

M42 J2 HOPWOOD PARK SERVICES 3.8 MILES



TRAVEL DISTANCES

CITIES/TOWNS

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



Drive times

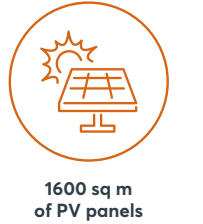
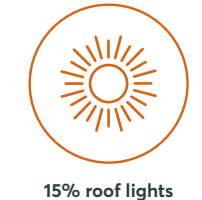
- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

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

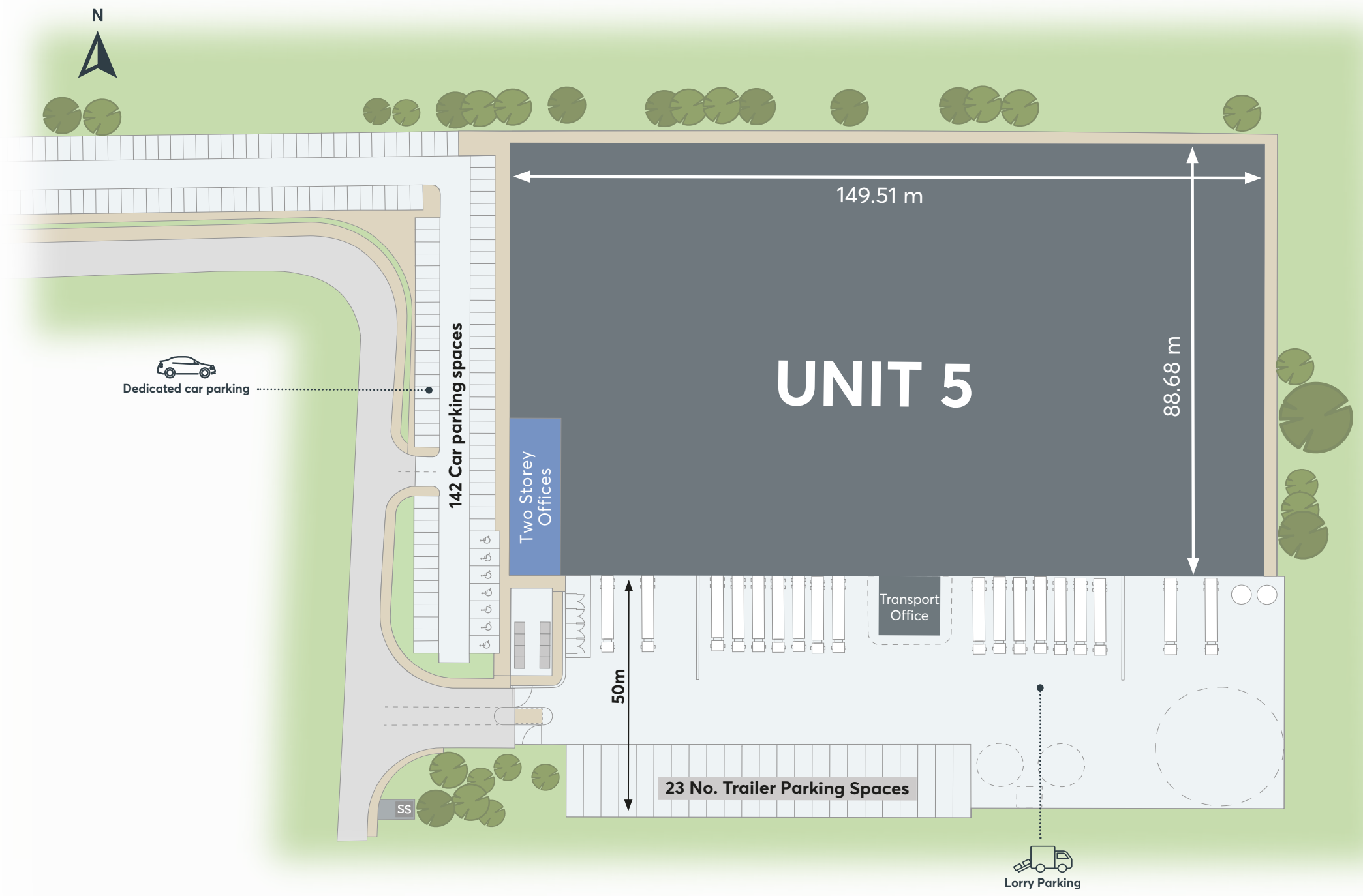
Schedule of accommodation



UNIT 5	
WAREHOUSE	141,302 SQ FT (13,127 SQ M)
RECEPTION & OFFICE CORE	1,278 SQ FT (119 SQ M)
FIRST FLOOR OFFICE	4,762 SQ FT (442 SQ M)
SECOND FLOOR OFFICE	4,762 SQ FT (442 SQ M)
TRANSPORT OFFICE	3,277 SQ FT (305 SQ M)
TOTAL	155,381 SQ FT (14,434 SQ M)
PLANT DECK/MEZZANINE	4,899 SQ FT (455 SQ M)
TOTAL INC. PLANT DECK	160,280 SQ FT (14,890 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%



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 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 SPECIFICATION OFFICE AND RECEPTION SPACES



Our Building Code



Our Park Code



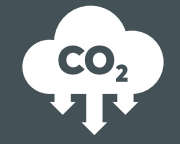







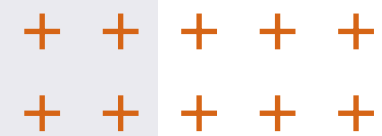
Our responsible business ambitions

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
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About St. Modwen Logistics

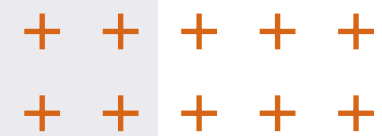
St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

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 Properties Ltd. (Owned by Blackstone)



Experts in the planning process



We own and manage all our spaces



Dedicated team of 85 skilled professionals



Across 432 units



Of warehouse space across 50 parks nationwide



THE COFTON CENTRE LONGBRIDGE



stmodwenlogistics.co.uk

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Terms on application to the joint agents



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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. February 2023. TBDW 00505-26.