

Catalyst Industrial Park | Catalyst Drive | Birmingham B8 2ET



Setting a new benchmark for sustainable
industrial space in Birmingham



AVAILABLE NOW

An exciting new development offering flexible detached units with generous yards, high eaves and dock level access designed for logistics and advanced manufacturing.

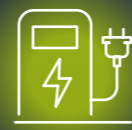


Catalyst Industrial Park comprises of four brand new industrial/distribution units at the heart of Birmingham's industrial corridor with sustainability built in, not added on.

All units have ancillary offices, car parking and service yard areas on land off Drews Lane, Washwood Heath.



BREEAM 'EXCELLENT'



10% ELECTRIC VEHICLE CHARGING



24 HOUR ACCESS



SECURE DETACHED UNITS



1.5 MVA INCOMING POWER TO SITE



DOCK LOADING & LEVEL ACCESS DOORS



EPC RATING A



200 kWp PV PANELS



10% ROOFLIGHTS



8 - 12.5 m EAVES HEIGHT



50 kN/m2 FLOOR LOADING



WIRESCORE GOLD CERTIFIED



Unit 1

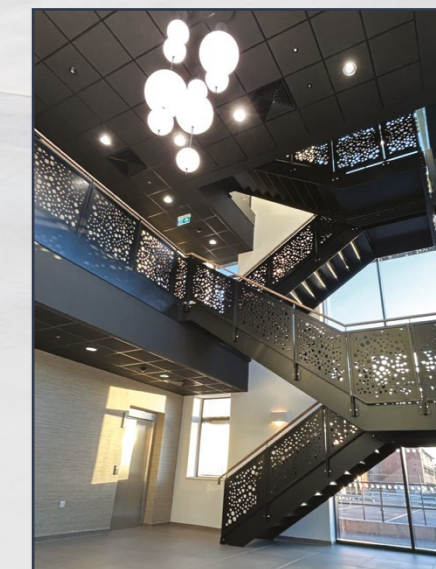


UNIT 1	ft ² (GIA)	m ² (GIA)
Warehouse	57,142	5,309
Office (1st Floor)	3,472	322
Office (2nd Floor)	3,766	350
TOTAL	64,380	5,981
Eaves Height	12.5m	
Car Parking	71 (8 EV Charging)	
Level Loading	2 Doors	
Dock Loading	6 Doors	
Yard Depth	40m	
Power	500 kVA	

UNIT 2	ft ² (GIA)	m ² (GIA)
Warehouse	56,733	5,271
Office (1st Floor)	3,196	297
Office (2nd Floor)	3,482	323
TOTAL	63,411	5,891
Eaves Height	12.5m	
Car Parking	70 (8 EV Charging)	
Level Loading	2 Doors	
Dock Loading	6 Doors	
Yard Depth	40m	
Power	500 kVA	

UNIT 3	ft ² (GIA)	m ² (GIA)
Warehouse	22,360	2,078
Office (1st Floor)	2,392	222
TOTAL	24,752	2,300
Eaves Height	8m	
Car Parking	52 (4 EV Charging)	
Level Loading	3 Doors	
Yard Depth	30m	
Power	250 kVA	

UNIT 4	ft ² (GIA)	m ² (GIA)
Warehouse	20,668	1,920
Office	1,875	174
TOTAL	22,543	2,094
Eaves Height	8m	
Car Parking	42 (4 EV Charging)	
Level Loading	2 Doors	
Dock Loading	1 Door	
Yard Depth	30m	
Power	250 kVA	



Catalyst Industrial Park is located in Washwood Heath area of Birmingham and has excellent transport Links to the M6, Birmingham City Centre, local public transport and Birmingham New Street and Birmingham International airport.

It also benefits from being located outside the Birmingham City Centre LEZ but in easy reach of the Birmingham inner ring road and city centre 4 miles south west.

 **B8 2ET**
SAT NAV

 **sands.purely.stars**



A47
1.3 MILES
4 MINUTES



DUDDESTON STATION
1.6 MILES
5 MINUTES



M6 / JUNCT. 6
2.6 MILES
8 MINUTES



M6 / JUNCT. 5
3.1 MILES
9 MINUTES



BIRMINGHAM NEW STREET STATION
4.0 MILES
13 MINUTES



M42
6.4 MILES
13 MINUTES



BIRMINGHAM AIRPORT
7.5 MILES
22 MINUTES



M40
18.4 MILES
28 MINUTES



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