

Catalyst Park | Drews Lane | Washwood Heath | Birmingham B8 2ET



AVAILABLE Q4 2025



An exciting new development of four industrial units ranging from 22,500 to 64,250 ft²

AVAILABLE
**Q4
2025**



Catalyst Park comprises of 4 new light industrial/warehouse units with exemplary green credentials.

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**



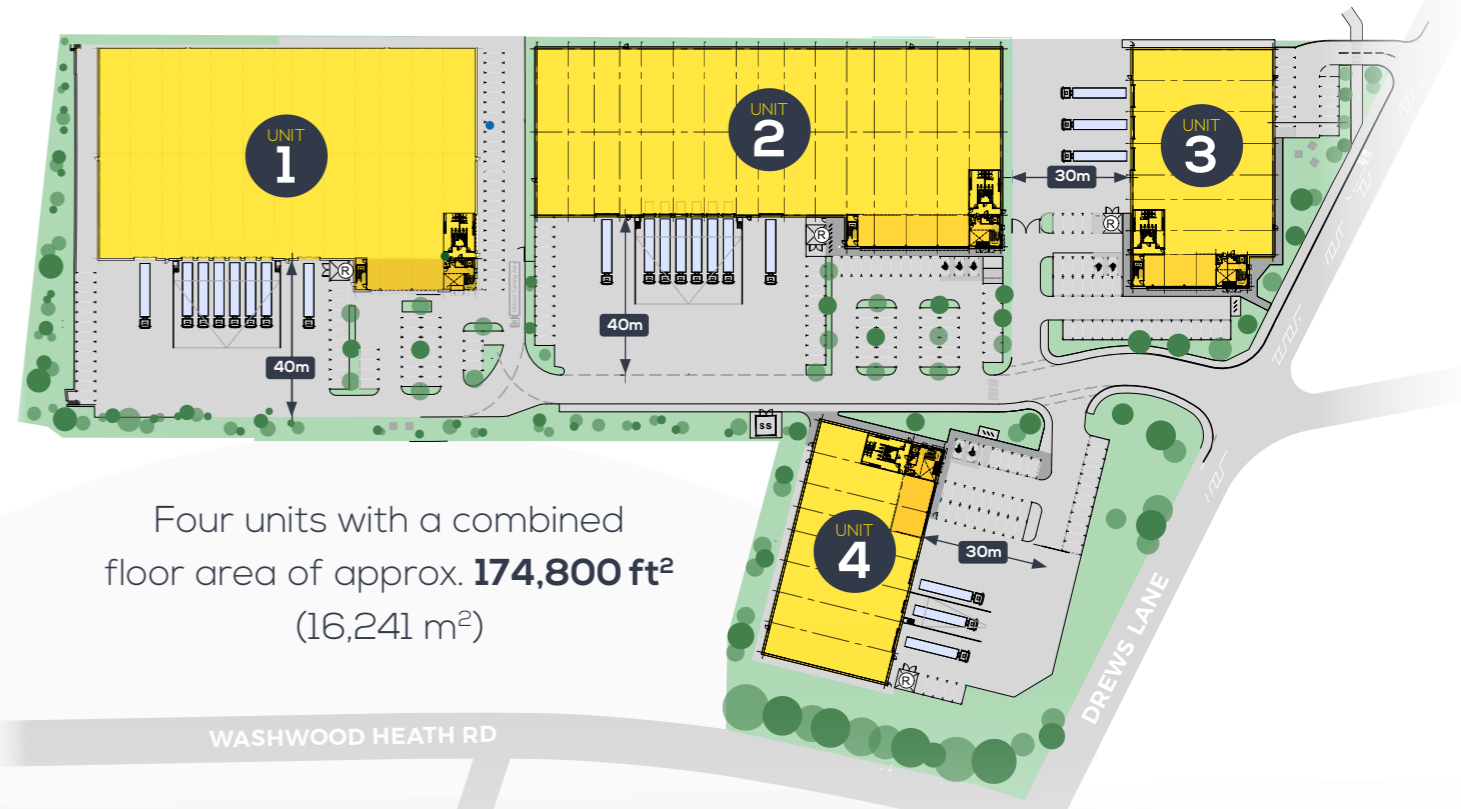
**8 - 12.5 m
EAVES HEIGHT**



**50 kN/m²
FLOOR LOADING**



**BT/DATA CONNECTION
TO EACH UNIT**



Four units with a combined floor area of approx. **174,800 ft²** (16,241 m²)

UNIT 1	ft ² (GIA)	m ² (GIA)
Warehouse	57,090	5,304
Office (1st Floor)	3,580	333
Office (2nd Floor)	3,580	333

TOTAL 64,250 5,970

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	56,600	5,258
Office (1st Floor)	3,350	311
Office (2nd Floor)	3,350	311

TOTAL 63,300 5,880

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	22,300	2,072
Office	2,450	228

TOTAL 24,750 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	20,600	1,914
Office	1,900	177

TOTAL 22,500 2,091


Eaves Height	8m
Car Parking	42 (4 EV Charging)
Level Loading	2 Doors
Dock Loading	1 Door
Yard Depth	30m
Power	250 kVA

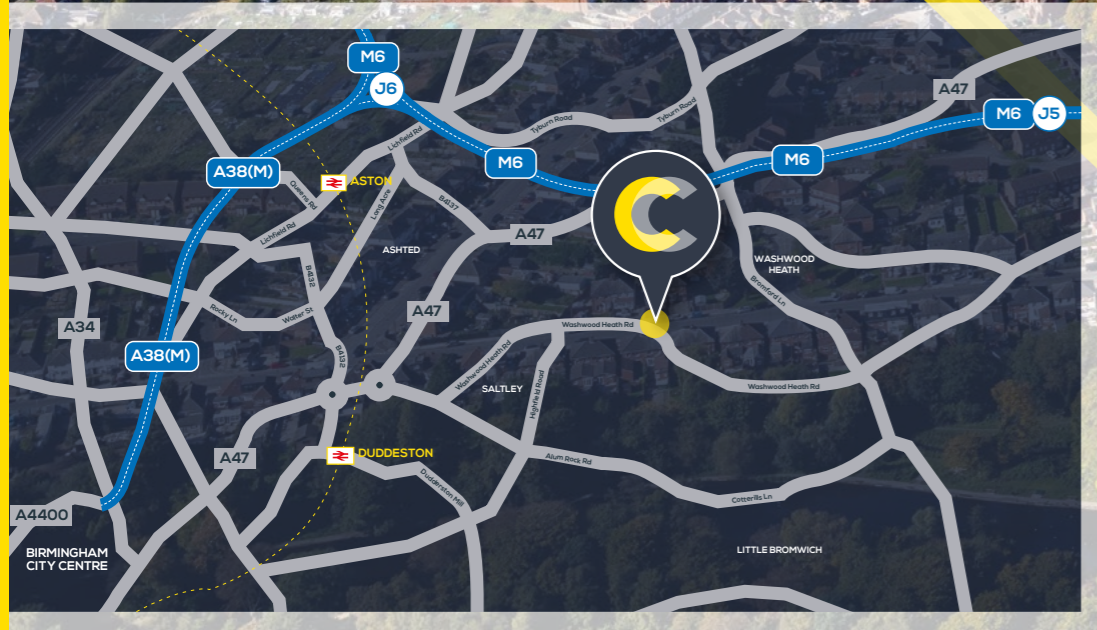


Catalyst Park is located in a popular industrial area of Birmingham on the historic former LDV manufacturing site. Direct access to the scheme is off Drews Lane.

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

 **B8 2ET**

 **sands.purely.stars**



A47
1.3 MILES
4 MINUTES



DUDDLESTON 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



David Binks

07973 940 515

david.binks@cushwake.com

Dominic Towler

07387 259 958

dominic.towler@cushwake.com



Christian Smith

07808 784 789

christian.smith@savills.com

Chris Hobday

07552 558 551

chris.hobday@savills.com



catalystindustrialpark.co.uk