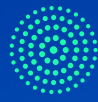


Burnt Meadow Road,  
Moons Moat North, Redditch  
B98 9HJ



**Greenlight** Redditch



**TO LET**

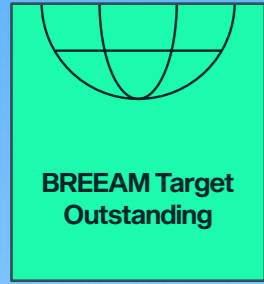
New Industrial / Logistics Units  
10,000 Sq Ft – 65,000 Sq Ft  
Completion Q2 2025



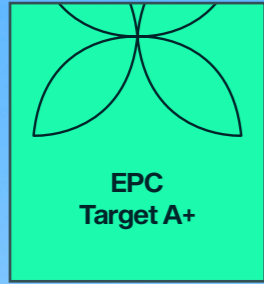
# Market leading specification

Greenlight Redditch is a flexible industrial / logistics development finished to a first-class specification. Targeting BREEAM Outstanding and EPC A+. Greenlight uses environmentally friendly technologies to reduce costs to the occupier and minimise environmental impact. The units are suitable for a variety of uses.

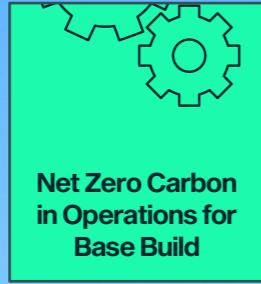
Increased steelwork loading capacity will be used to accept additional PV panels across all roofs.



**BREEAM Target Outstanding**



**EPC Target A+**



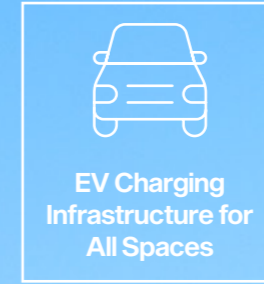
**Net Zero Carbon in Operations for Base Build**



**Photovoltaic Panels Installed to Each Unit**



**Highly Efficient Thermal Envelope**



**EV Charging Infrastructure for All Spaces**



**Cycle Parking**



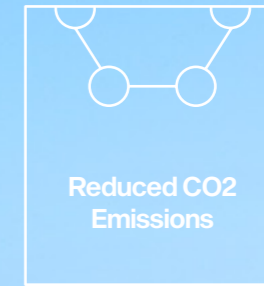
**Low Air Permeability**



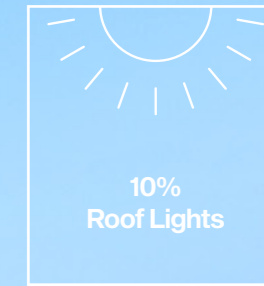
**Rainwater Harvesting**



**Air Source Heat Pumps and VRF**



**Reduced CO2 Emissions**



**10% Roof Lights**





# All unit specification



Steel Frame Construction



50 KN/sq m Floor Loading



Balconies on Units 1 and 3



Dedicated Parking



Cat A Offices

The Greenlight enhanced specification delivers significant energy cost savings and carbon emission reductions, compared to older buildings with specification in line with current/historic Building Regulations (BR):

	Greenlight	BR 2021 (WH Unheated)	BR 2021 (WH Gas Heated)	BR 2002 (Gas Heated)	BR 1995 (Gas Heated)
Total Regulated Energy Cost £ pa	-3,621	14,099	25,617	49,870	64,730
Total Regulated Energy cost £ psf pa	-0.07	0.26	0.47	0.91	1.18
Total Carbon Emissions kg CO2 pa	-612	7,084	54,020	98,153	138,209

- PV array as per Greenlight base build
- Cost savings calculated using 29p per kWh for electricity, 7p per kWh for gas.
- Warehouse can be heated via ASHP, if required, with additional PV installation to maintain EPC A+ (at cost to occupier).

For more detail see Greenlight website/available on request.

# Individual unit breakdown

UNIT						
1	10m Eaves Height	35m Secure Yard	2 Dock Level 2 Level Access	500 KVA Power Supply	35 Car Parking Spaces	4 EV Charging Spaces*
3	12m Eaves Height	40m Secure Yard	6 Dock Level 2 Level Access	750 KVA Power Supply	65 Car Parking Spaces	8 EV Charging Spaces*
4	8m Eaves Height	-	1 Level Access	200 KVA Power Supply	12 Car Parking Spaces	2 EV Charging Space*
5	8m Eaves Height	-	1 Level Access	200 KVA Power Supply	14 Car Parking Spaces	2 EV Charging Space*

\*EV Charging infrastructure for all spaces



Unit 1	Sq M GIA	Sq Ft GIA
Warehouse	2,927	31,500
Office	331	3,560
Mezzanine	249	2,680
<b>Total</b>	<b>3,507</b>	<b>37,740</b>

Unit 3	Sq M GIA	Sq Ft GIA
Warehouse	5,435	58,500
Office	676	7,275
Mezzanine	158	1,700
<b>Total</b>	<b>6,269</b>	<b>67,475</b>

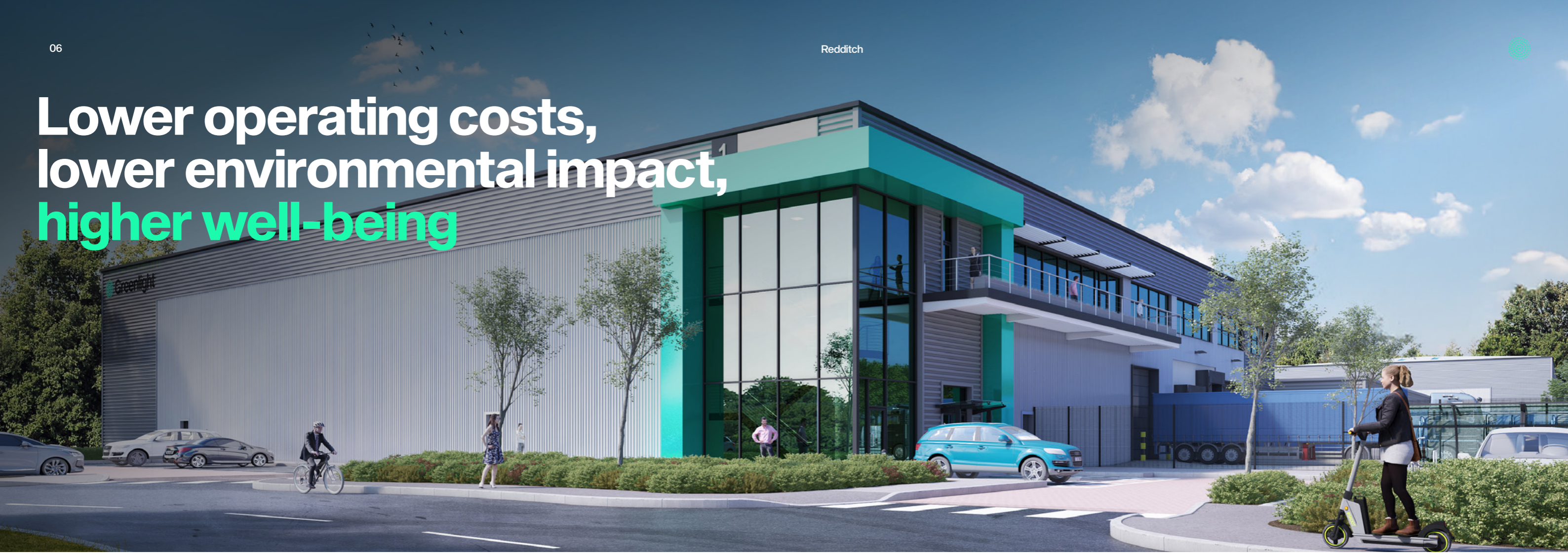
  

Unit 4	Sq M GIA	Sq Ft GIA
Warehouse	929	10,000
Office	1,069	11,500
<b>Combined Total</b>	<b>11,774</b>	<b>126,715</b>

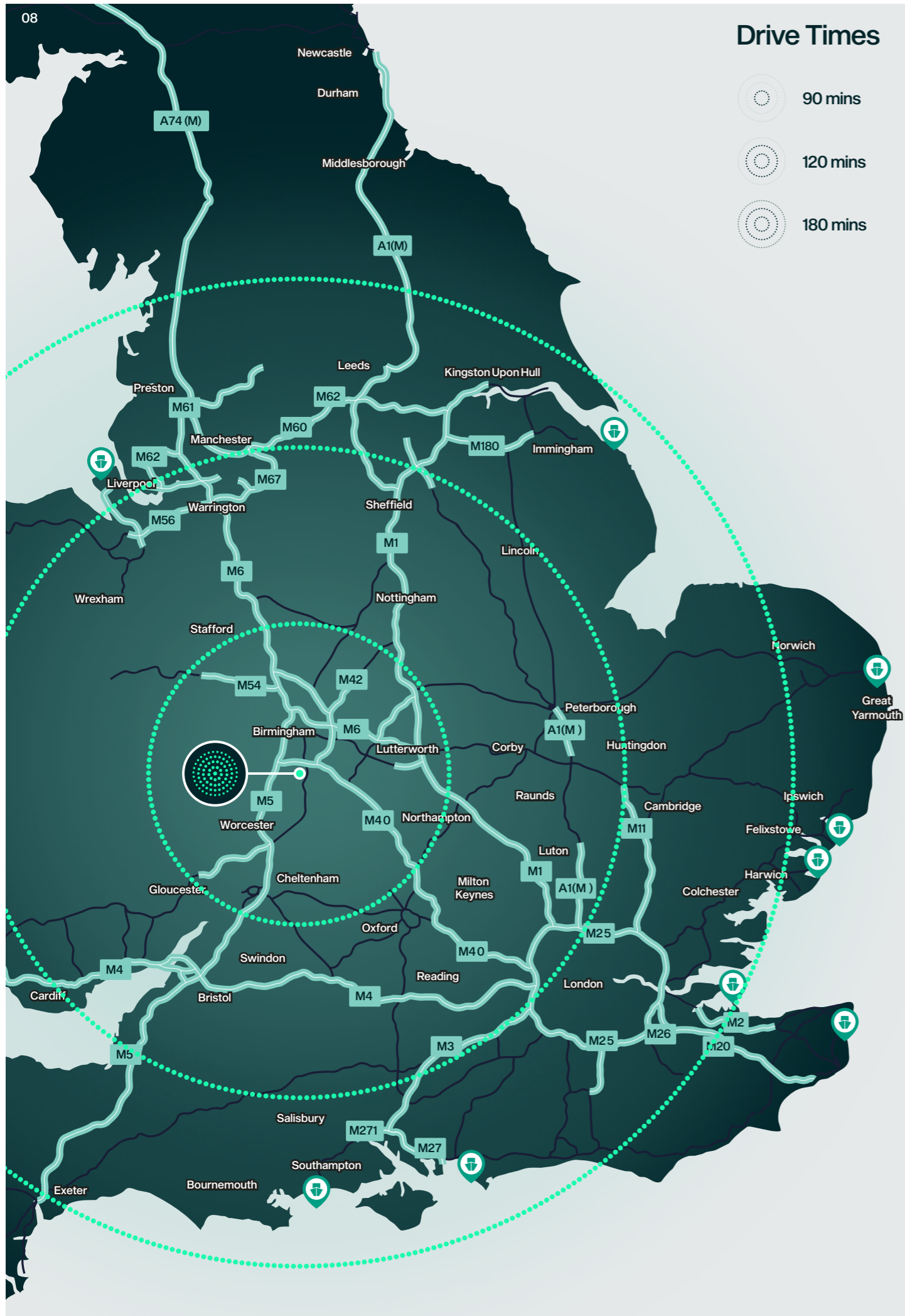




# Lower operating costs, lower environmental impact, higher well-being







Location

# Well-connected industrial area

**82,253**  
is the total population

**12,746**  
under the age of 30 are available to work in Redditch

The estate is situated within the North Moons Moat area of Redditch, a popular industrial location.

The estate provides frontage over Burnt Meadow Road and Thornhill Road which leads directly onto Moons Moat Drive and the A4023 Coventry Highway.

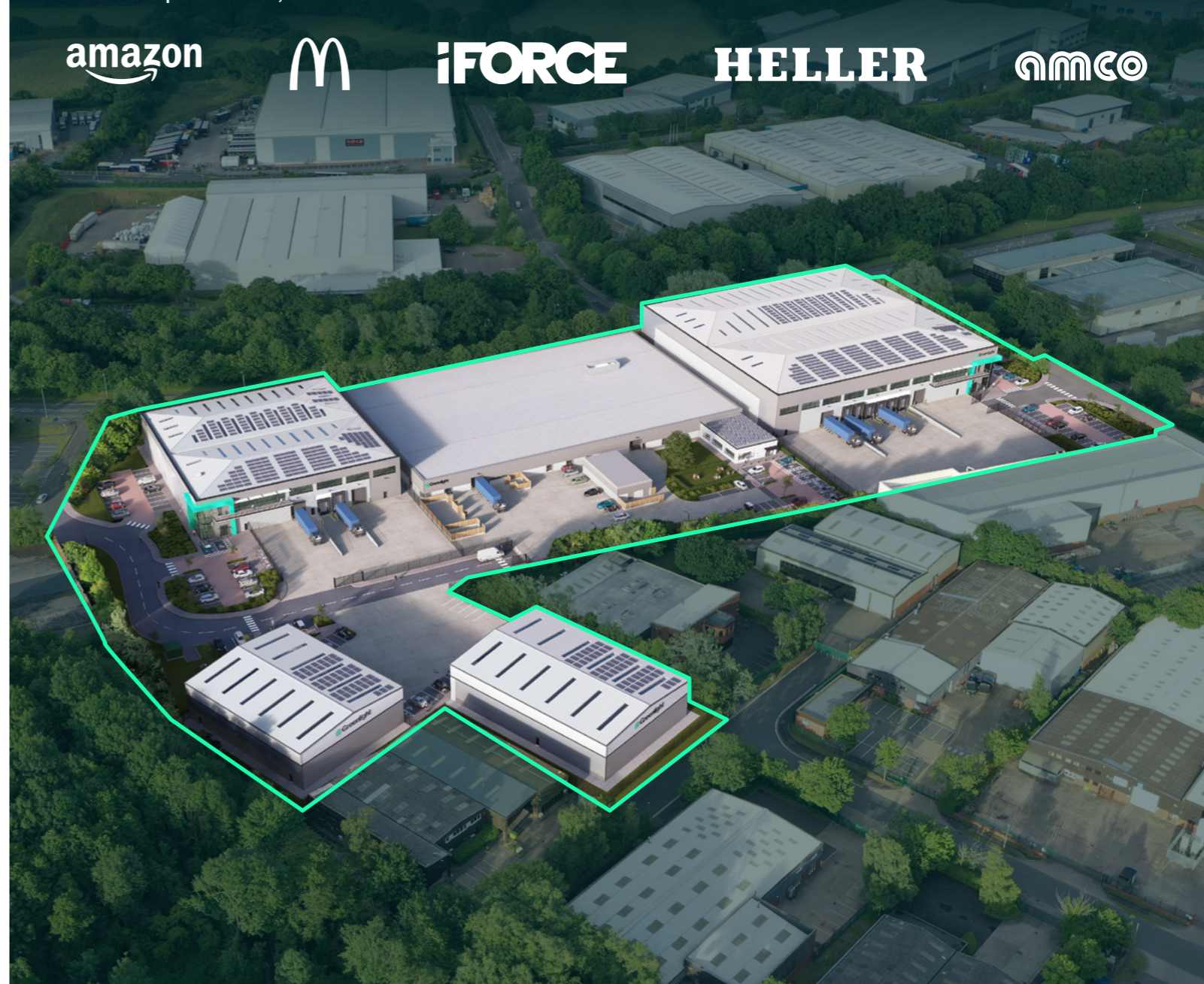
**73.9%**  
of the local population are economically active

The estate is located approximately 2 miles from Redditch town centre whilst Birmingham City Centre is approximately 15 miles away. The estate is well served by transport links with the M42 at junction 3 being approximately 7 miles distant.

**9.2 Mil Sq Ft**  
of industrial space in the Redditch submarket

Sources: nomisweb.co.uk, investwestmidlands.com

Local Occupiers Include;







# 4 major hubs within 3 hours

### By Car (Minutes)

05 mins - Redditch      05 mins - M42 J3      14 mins - M40 J3      15 mins - M5 J4A      40 mins - Birmingham

### By Rail (Minutes from Redditch Station)

08 mins (Drive) - Redditch      42 mins - Birmingham New Street      70 mins - Birmingham Int.      132 mins - London Euston

### By Air (Minutes to Airports)

22 mins - Birmingham      55 mins - East Midlands      90 mins - Heathrow      100 mins - Manchester

### Planning Use

The units benefit from use Class B2, B8, E(g)(iii)



**Christian Smith**  
07808 784 789  
christian.smith@savills.com

**Katie Monks**  
07584 606 213  
katie.monks@savills.com



**Peter Monks**  
07766 504 989  
peter.monks@cbre.com

**Luke Thacker**  
07733 308 558  
luke.thacker@cbre.com



**Carl Durant**  
07971 404 655  
carl.durrant@jll.com

**Steven Jagers**  
07837 995 259  
steven.jagers@jll.com

Client funds advised by  
**DELANCEY**  
**Coltham**

For more detailed information please visit [greenlight-redditch.com](http://www.greenlight-redditch.com)

The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. January 2024. Designed by Cormackadvertising.com