

**The hub delivers**

Close to the absolute centre of the UK with 86% of the UK population located within 4 1/2 hours HGV drive time from The Hub.

**It's what Birmingham has been waiting for.**

**Sat Nav - B6 7UQ**

**Public Transport**

- By Rail, Witton Station. Approximately 5 minutes walk away.
- By Air, Birmingham International Airport. Approximately 20 minutes drive away.



# Birmingham's Premier Industrial/Distribution Development

Bespoke units up to 750,000 sq ft (69,675 sq m)

[www.thehubbingham.com](http://www.thehubbingham.com)

Project part financed by the European Union



A development by  
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The Hub is Birmingham's premier new distribution and manufacturing park situated in the second city's employment heartland.

The 60 acre site allows occupiers to have a purpose built facility constructed to a high quality specification matching their own particular occupational requirements.

The site is securely ring fenced, benefiting from 24 hour security and is also to be extensively landscaped to provide an enviable working environment. Additionally, the locality benefits from a ready labour pool and an established "North West City Jobs" team to assist in the recruitment and training of staff.

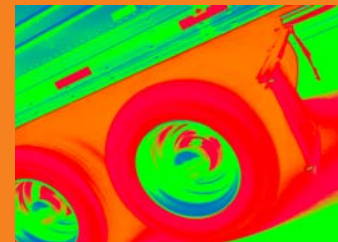
# The future for your business



95,000 sq ft pre-let to IMI  
63,000 sq ft pre-let to Iron Mountain



Bespoke units up to **750,000 sq ft**







M6 London >

A38 City centre >

< M6 North

the  
hub  
birmingham



Business looks good  
from up here





## Illustrative masterplan

95,000 sq ft now complete and occupied  
63,000 sq ft pre-let to Iron Mountain

- The Hub is remediated and infrastructure complete
  - Individual bespoke units available up to 750,000 sq ft (69,675 sq m)
  - Flexible lease terms\*
  - Established immediate work force
  - Secure landscaped environment
- \* Subject to individual status

### Schedule of accommodation

Unit	Warehouse sq m	Offices sq m	Total GIA sq ft
Unit 1	10,335	111,250	835
Unit 2	12,890	138,750	1,045
Unit 3	Pre-let to Iron Mountain		
Unit 4	4,015	85,200	446
Unit 5	Pre-let to IMI Components		
Unit 6	4,088	44,000	557
Unit 7	6,271	67,500	696
Unit 8	4,088	44,000	557
Unit 9	4,255	45,800	425
Unit 10	7,692	82,800	769
Unit 11	23,197	249,700	1,151
Unit 12	7,444	80,130	260
TIMET BUILDINGS	32,456		349,356
<b>GRAND TOTAL</b>	<b>144,068</b>	<b>1,550,825</b>	

Whatever you do,  
you'll do it better  
from here.

