

# Forge Industrial Park Minworth

- › New industrial/warehouse units
- › Design and build opportunities from 8,396 sq ft to 55,757 sq ft
- › Rare freehold opportunities

For sale/  
To let

Chancerygate 

[www.forgeindustrialpark.co.uk](http://www.forgeindustrialpark.co.uk)

## Forge Industrial Park

Located on Forge Lane within Minworth, close to the junction of Sutton Coldfield bypass (A38) and Kingsbury Road (A4097)

2.2 miles from junction 5 of the M6, 3 miles from junction 9 for the M42 and 7 miles north east of Birmingham City Centre

Minworth is one of the West Midlands largest and most established industrial locations

The site is close to a large ASDA retail store and a number of residential properties

## Accommodation

All areas are approximate on a GEA sq ft basis.

### Indicative option 1

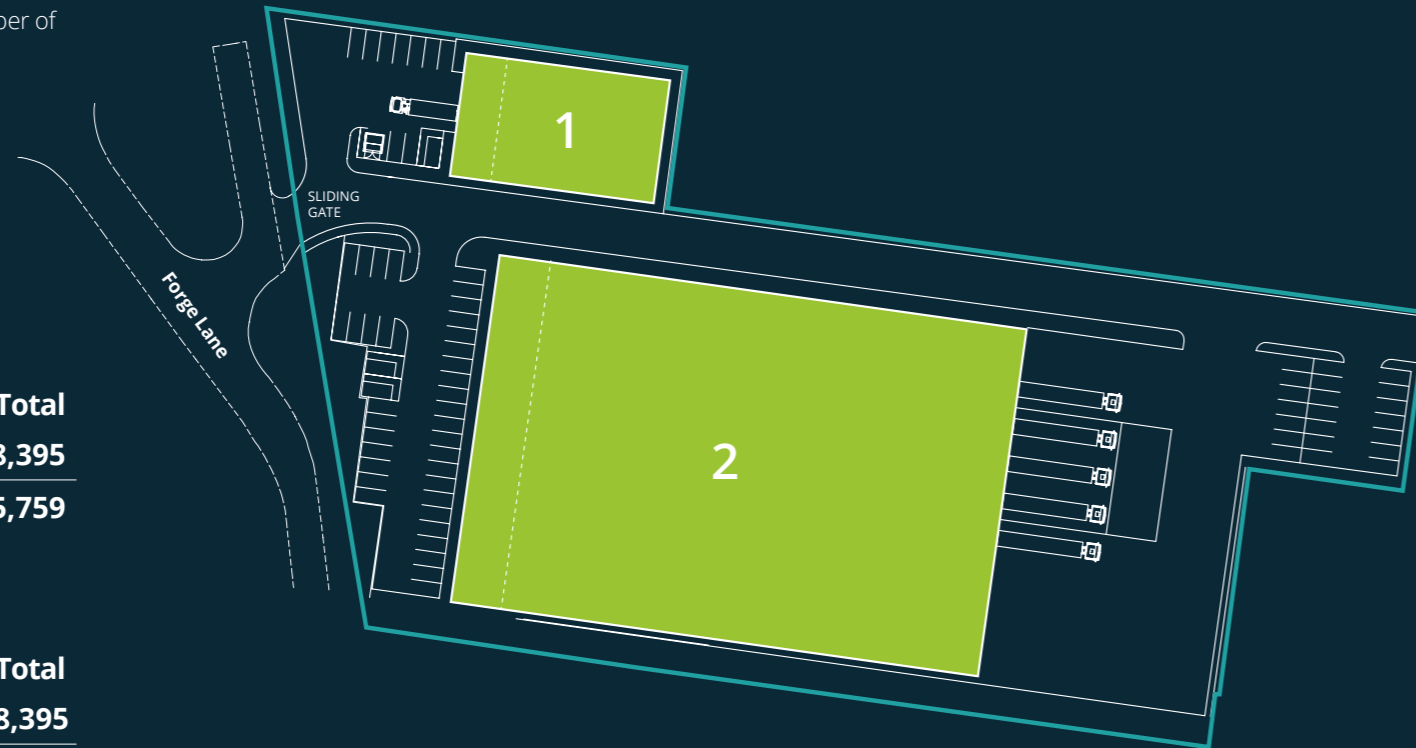
Unit	Ground Floor	First Floor	Total
1	6,996	1,399	8,395
2	50,913	4,846	55,759

### Indicative option 2

Unit	Ground Floor	First Floor	Total
1	6,996	1,399	8,395
2	21,258	3,175	24,443
3	29,654	3,175	32,829

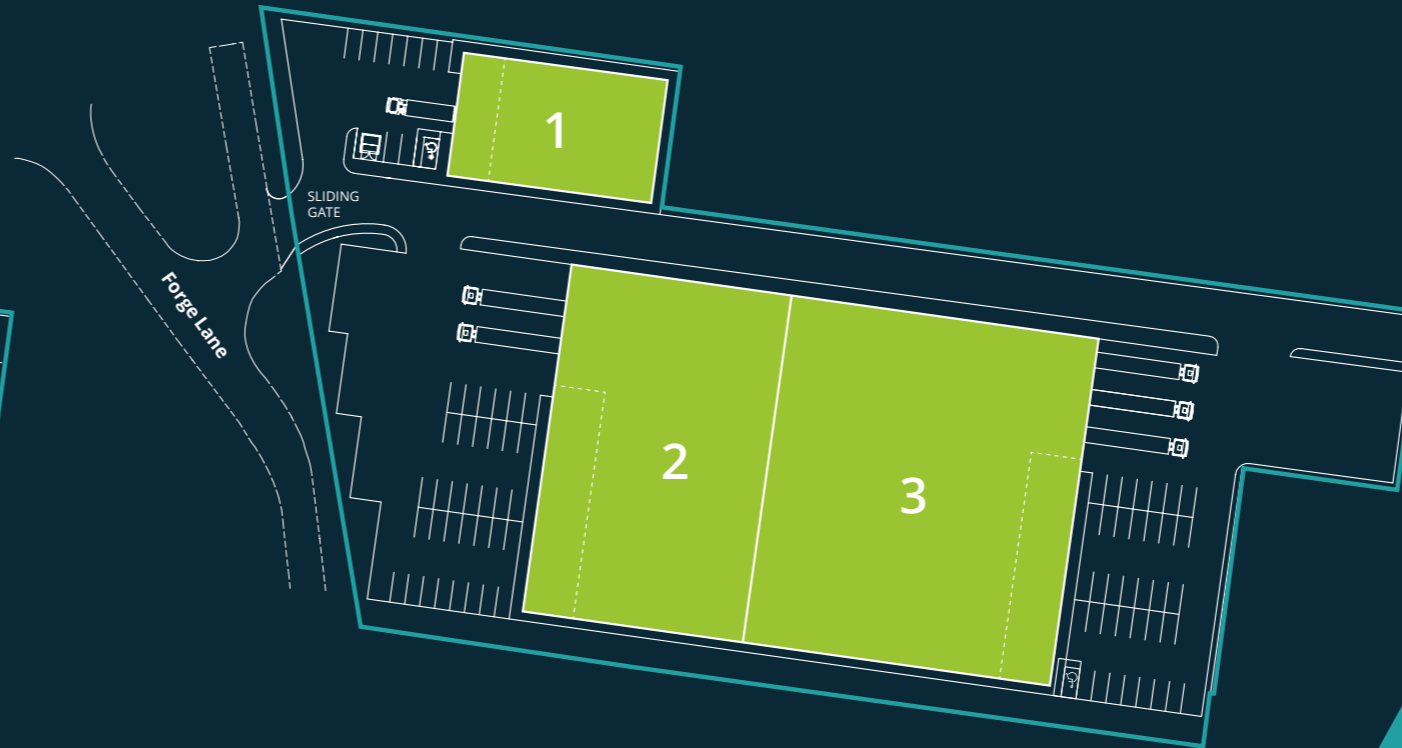
## Indicative option 1

8,396 up to 55,757 sq ft



## Indicative option 2

8,396 up to 32,830 sq ft



## Forge Industrial Park

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit-out to suit their specific occupational needs.

 8-10m clear internal height	 37.5-50kN sq m floor loading	 Electric loading doors
 First floor for storage or fitting out as office space	 Private gated yards	 12 year collateral warranty available
 Landscaped environment	 Secure site	 Generous parking facilities

## Planning use

B1(c), B2 and B8 (industrial and warehouse) uses.

## Terms

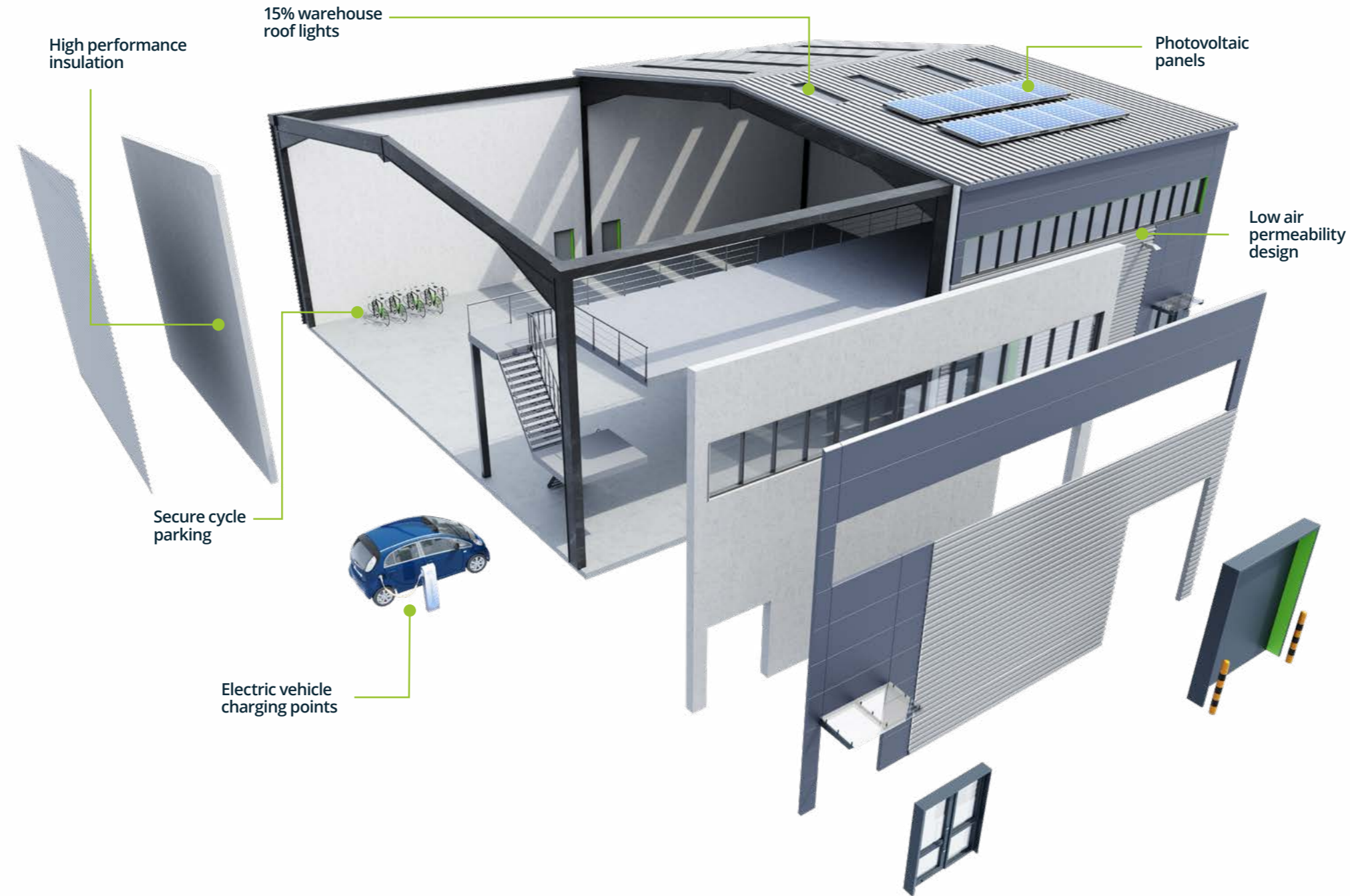
Available on a freehold and leasehold basis.

# Green Credentials

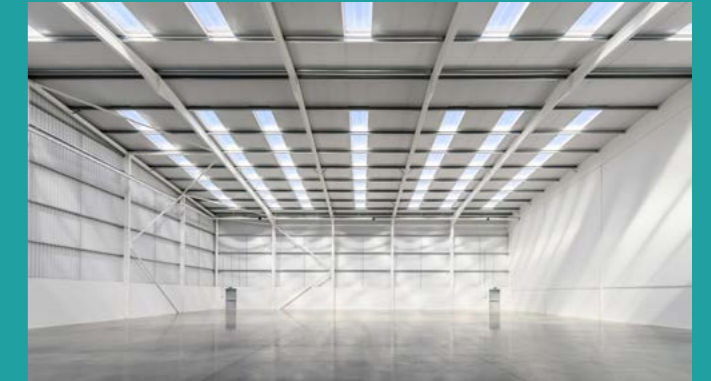
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B for their units. As a result, occupational costs to the end user will be reduced.

## The green initiatives we employ to achieve this have included:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- Warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Ground source heat pumps
- Secure cycle parking



# Forge Industrial Park



# About Chancerygate

## The UK's largest privately-owned multi-unit industrial developer and asset manager

With developments from Dorset on the south coast of England to the Scottish central belt, Chancerygate is the only multi-unit industrial and warehouse developer operating nationwide.

Established in 1995, to date we have delivered more than eight million sq ft of schemes. We currently have 25 developments in progress nationwide. We set ourselves apart by bringing modern industrial schemes to the market in locations with a shortage of new developments, often regenerating disused sites to bring them back into use.

All schemes are designed to the latest building and environmental standards. We have extensive experience in successfully developing in urban areas, where sites are near to commercial and residential properties.

Using a sustainable and considerate approach, we bring economic and social benefits to the businesses and communities where our sites are located. Our core objectives are always the same - to be a best-in-class developer, enhance the opportunities of occupiers and benefit local communities.



# Case studies

## Design & build solutions

### DPD Facility, Satellite Park, Chadderton

- › A bespoke 60,000 sq ft parcel delivery hub
- › Pre-let to international parcel and logistics business DPD Worldwide
- › Key operational dimensions were incorporated into the design of the building to meet the occupier requirements



*"The new distribution centre is a state-of-the-art facility that will not only expand our existing operation in the region, but also help futureproof our business to meet the growing demand for our services."*

*"Most importantly for the local area, the project will also create a significant number of new jobs as the centre builds up to full capacity."*

**Louise Ferguson,**  
General Manager of property at DPD



## Mid-box unit C75, Coventry

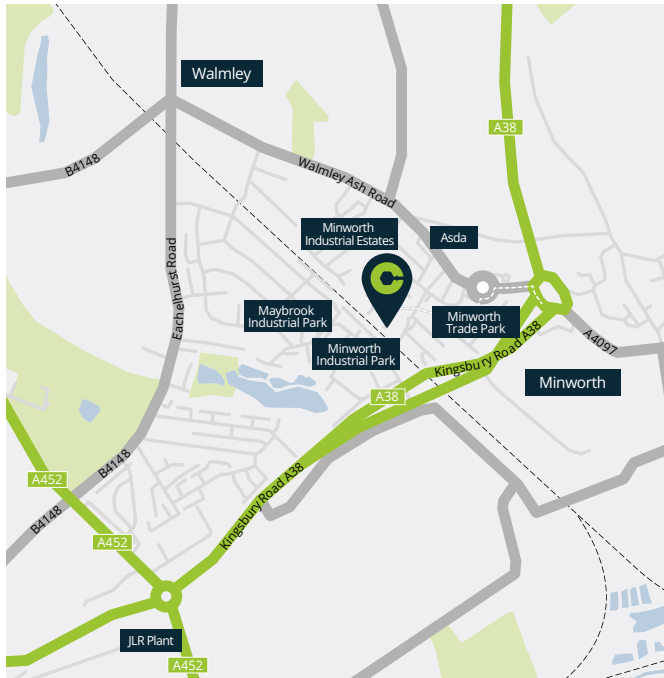
- › Speculatively developed 75,000 sq ft logistics warehouse
- › 12m eaves
- › 8 dock level loading doors
- › 4 level access loading doors
- › 50m depth yard
- › The development achieved practical completion within 10 months of Chancerygate's acquisition
- › Let to Amtico at Practical Completion

*"Amtico consider Pilot Park to be our showpiece building, supporting the future growth plans for the business, allowing us to expand our warehousing and flooring school training facilities to support increased sales and production levels and new product ventures."*

**Mark Halls,**  
Head of Logistics at Amtico Flooring



# Forge Industrial Park



## Travel Distances

### Road:

M6 (J5)	2.2 miles
M42 (J9)	3 miles
M1 (J19)	36 miles
M69 (J2)	26 miles
Birmingham City Centre	7 miles

### Rail:

Erdington Railway Station	3.4 miles
---------------------------	-----------

### Airport:

Birmingham Airport	18 miles
--------------------	----------

Forge Lane,  
Minworth Trade Park,  
Sutton Coldfield,  
B76 1AH



More information available through  
the joint marketing agents:

**Knight Frank**  
0121 200 2220  
[KnightFrank.co.uk](http://KnightFrank.co.uk)

**Edward Kennerley**  
T: 0121 633 6461  
M: 07972 187779  
[edward.kennerley@knightfrank.com](mailto:edward.kennerley@knightfrank.com)  
**James Clements**  
T: 0121 233 6460  
M: 07436 165 015  
[james.clements@knightfrank.com](mailto:james.clements@knightfrank.com)

**GERALDEVE**  
0121 616 4800  
[geraldve.com](http://geraldve.com)

**John Sambrooks**  
T: 0121 616 4841  
M: 07919 624512  
[jsambrooks@geraldve.com](mailto:jsambrooks@geraldve.com)  
**Sam Pearson**  
T: 0121 616 4840  
M: 07557 587826  
[spearson@geraldve.com](mailto:spearson@geraldve.com)

A development by:  
**Chancerygate**

**Mark Garrity**  
07773 530 205  
[mgarrity@chancerygate.com](mailto:mgarrity@chancerygate.com)

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. June 2020.

11725\_06/20

[www.forgeindustrialpark.co.uk](http://www.forgeindustrialpark.co.uk)