

# ST. MODWEN PARK BROOMHALL



WR5 2QR

///FATHERLY.TRAPS.HURTS



An EPC A+ rating can help customers lower their energy costs



Placing this building in the top 10% of UK warehouses for sustainability

FINAL TWO HIGH QUALITY WAREHOUSE & INDUSTRIAL UNITS AVAILABLE TO LET SUMMER 2024

**UNIT 6: 32,000 SQ FT (2,973 SQ M)**

**UNIT 7: 40,000 SQ FT (3,716 SQ M)**

# High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Units 6 and 7** are **highly sustainable warehouses** that will deliver benefits for your business, your people and the environment.

## An ideal location for the Midlands

St. Modwen Park Broomhall comprises a 17 acre (6.9 ha) development site in an established industrial and logistics location.

The park provides excellent connectivity to the M5 motorway and is just 1.3 miles from junction 7.

\*data obtained using TM54 energy modelling software.



With an **EPC A rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.



**Smart LED lighting** helping you reduce energy consumption by **up to 75%**.



**125m<sup>2</sup> Solar PV panels** included as standard.



**Secured planning consent** for **B2 and B8** use, allowing your business to hit the ground running.



**Fully networked smart meters** collect half hourly and real time **energy data**, allowing alignment with **ESG targets** and contributing towards **net zero carbon targets**.



# Why choose St. Modwen Park Broomhall?



Ideally located for national distribution



Local amenities include Tesco Superstore, restaurants, a nursery & pre-school and a garden centre



Excellent connectivity to M5, J7 (1 mile away)



Within the South Worcester Urban Extension

J7  
M5

BIRMINGHAM

BRISTOL

A440

**SOUTH WORCESTER URBAN  
EXTENSIONS - EMPLOYMENT**

NORTON ROAD

UNIT 5

UNIT 3

UNIT 4

UNIT 1

UNIT 2

UNIT 6

UNIT 7



### **Strong local labour**

over 55,000 workforce within 5 miles



### **Highly skilled workforce**

can be drawn upon from the Worcester area and other surrounding areas including South Birmingham and Cheltenham



### **Well connected to local transport**

with the number 32 bus stop situated a three-minute walk from the park, Worcester centre and Foregate Street train station can be reached in under 20 minutes

# You're well-connected

**ST. MODWEN  
PARK  
BROOMHALL**



## 1 MILE

from junction 7 of the M5 via A4440  
Southern by-pass



## 4 MILES

from Worcester City Centre



## 37 MILES

from Birmingham Intermodal Freight Terminal



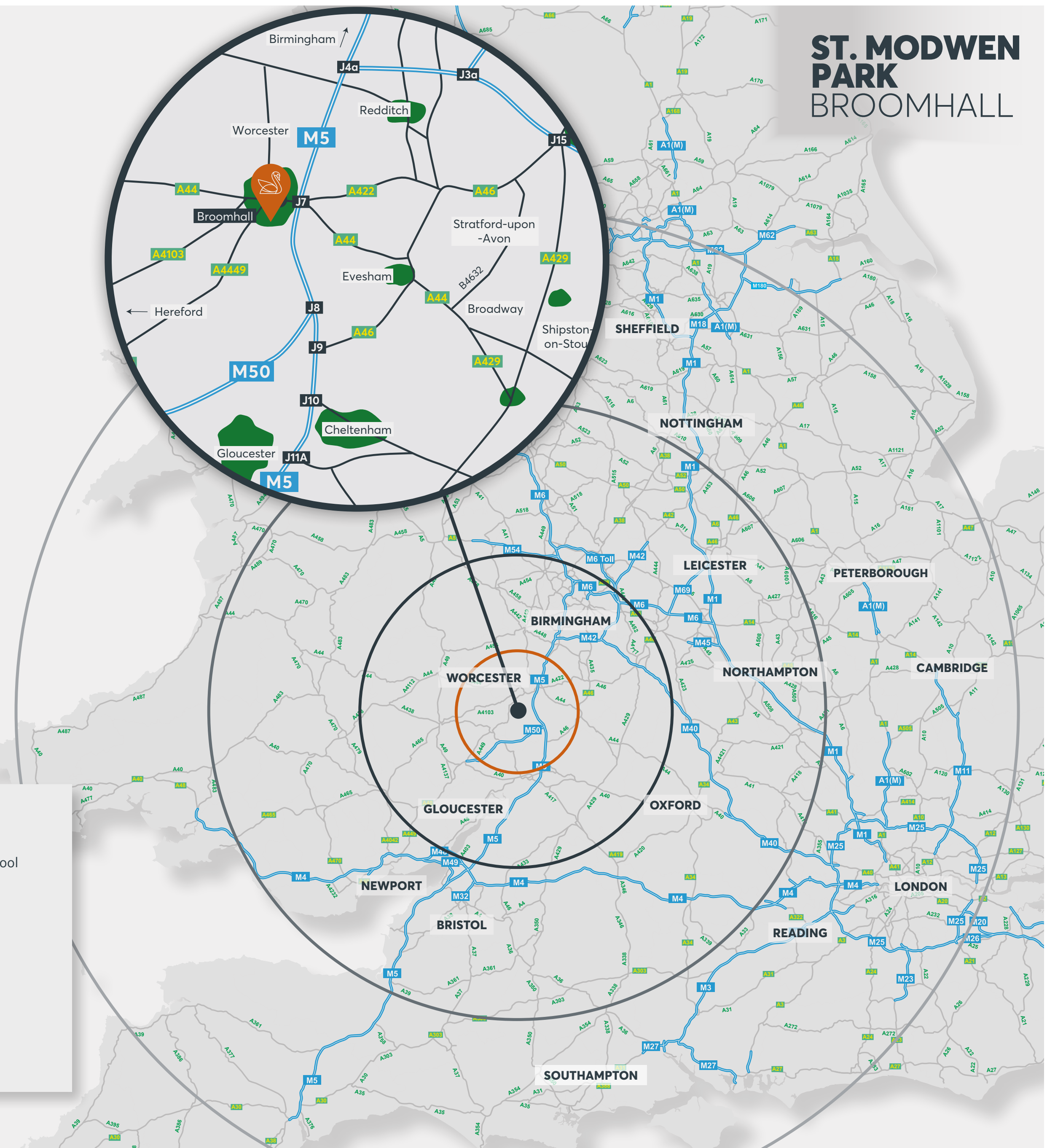
## UNDER 1 HOUR

to drive to ABP Rail Freight Terminal

### Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



# Schedule of accommodation

UNIT 6	
WAREHOUSE	28,020 SQ FT (2,597 SQ M)
GF OFFICE INC. CORE	3,656 SQ FT (247 SQ M)
<b>TOTAL</b>	<b>31,676 SQ FT (2,943 SQ M)</b>
YARD DEPTH	42 M
CLEAR INTERNAL HEIGHT	8 M
LEVEL ACCESS LOADING DOORS	3
CAR PARKING	28
ELECTRIC CAR CHARGING POINTS	4
POWER	125 KvA

UNIT 7	
WAREHOUSE	37,092 SQ FT (3,454 SQ M)
GF OFFICE INC. CORE	2,905 SQ FT (270 SQ M)
<b>TOTAL</b>	<b>39,997 SQ FT (3,716 SQ M)</b>
YARD DEPTH	35 M
CLEAR INTERNAL HEIGHT	10 M
LOADING DOCKS	2
LEVEL ACCESS LOADING DOORS	2
CAR PARKING	37
ELECTRIC CAR CHARGING POINTS	4
POWER	125 KvA



50 kN sq/m  
floor loading



15% roof  
lights



Secured planning  
consent for B2 and  
B8 use



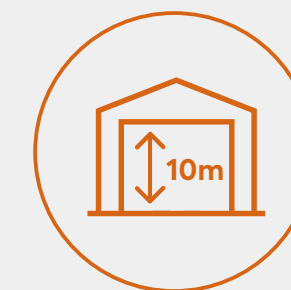
Swan standard  
specification



EPC A  
rated



EV car  
charging



Up to 10m clear  
internal height



First floor offices  
with lift and flexible  
undercroft area

\*All floor areas are approximate gross internal areas.



Site plan is indicative.





**Jake Shilston**  
Development Director

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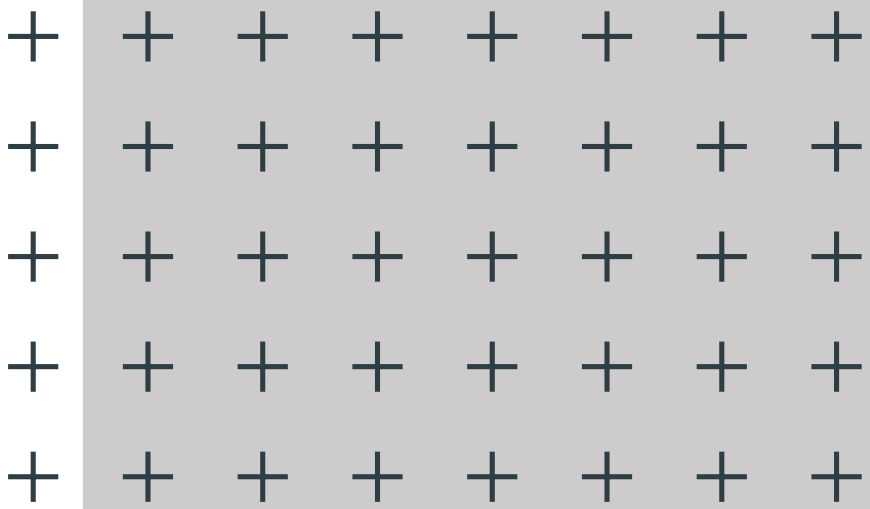
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

*Let's talk*

07971 588 070  
[jake.shilston@stmodwen.co.uk](mailto:jake.shilston@stmodwen.co.uk)





At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

**Sarwjit Sambhi,**  
**Chief Executive Officer**

With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work.

**Huboo, St. Modwen Park Chippenham**



# The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



**AAA rated white goods**



**Refreshment stations**



**Smart metering**



**Low VOC/organic paints**



**Acoustic control**



**Intelligent LED lighting**



**Natural light**



**Low energy lifts**



**SUSTAINABILITY  
AT THE CORE**

**HIGH  
SPECIFICATION  
OFFICE AND  
RECEPTION  
SPACES**



## MARCUS RILEY

Development Manager

07834 791 167

marcus.riley@stmodwen.co.uk

# High performance space where you need it.

## ST. MODWEN PARK BROOMHALL



ST. MODWEN PARK BROOMHALL  
TAYLORS LANE  
WORCESTER  
WR5 2QR

[stmodwenlogistics.co.uk](http://stmodwenlogistics.co.uk)

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**Richard Tomlinson**  
M: 07967 195 147  
E: richard.tomlinson@fishergerman.co.uk

**Lauren Allcoat**  
M: 07738 981480  
E: lauren.allcoat@fishergerman.co.uk



**Alex Thompson**  
M: 07780 257 156  
E: alex.thompson@avisonyoung.com

**David Wilmer**  
M: 07831 820 651  
E: david.wilmer@avisonyoung.com