

UNIT 3010

BUILD TO SUIT

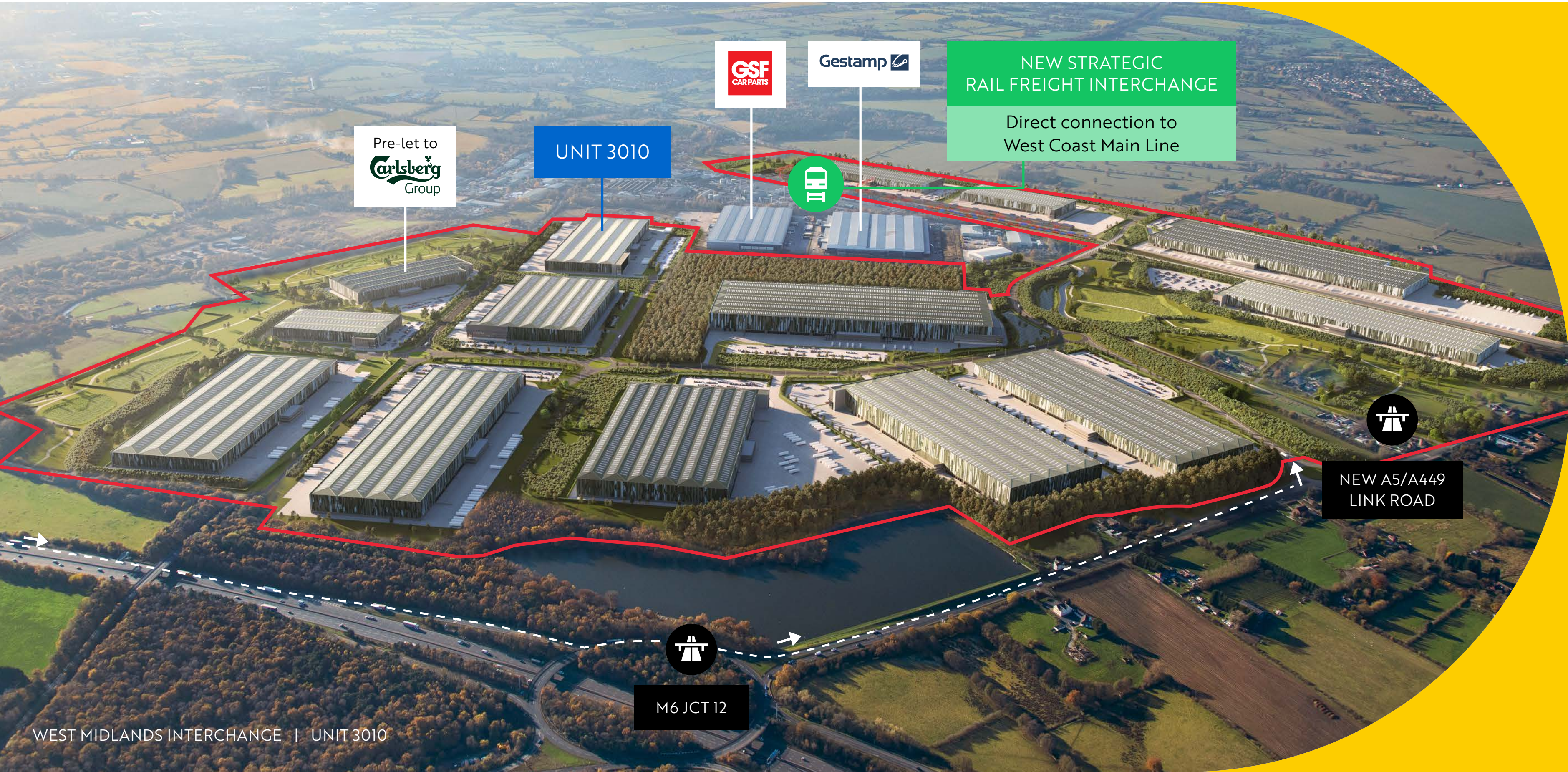
491,000 SQ FT (45,615 SQ M)

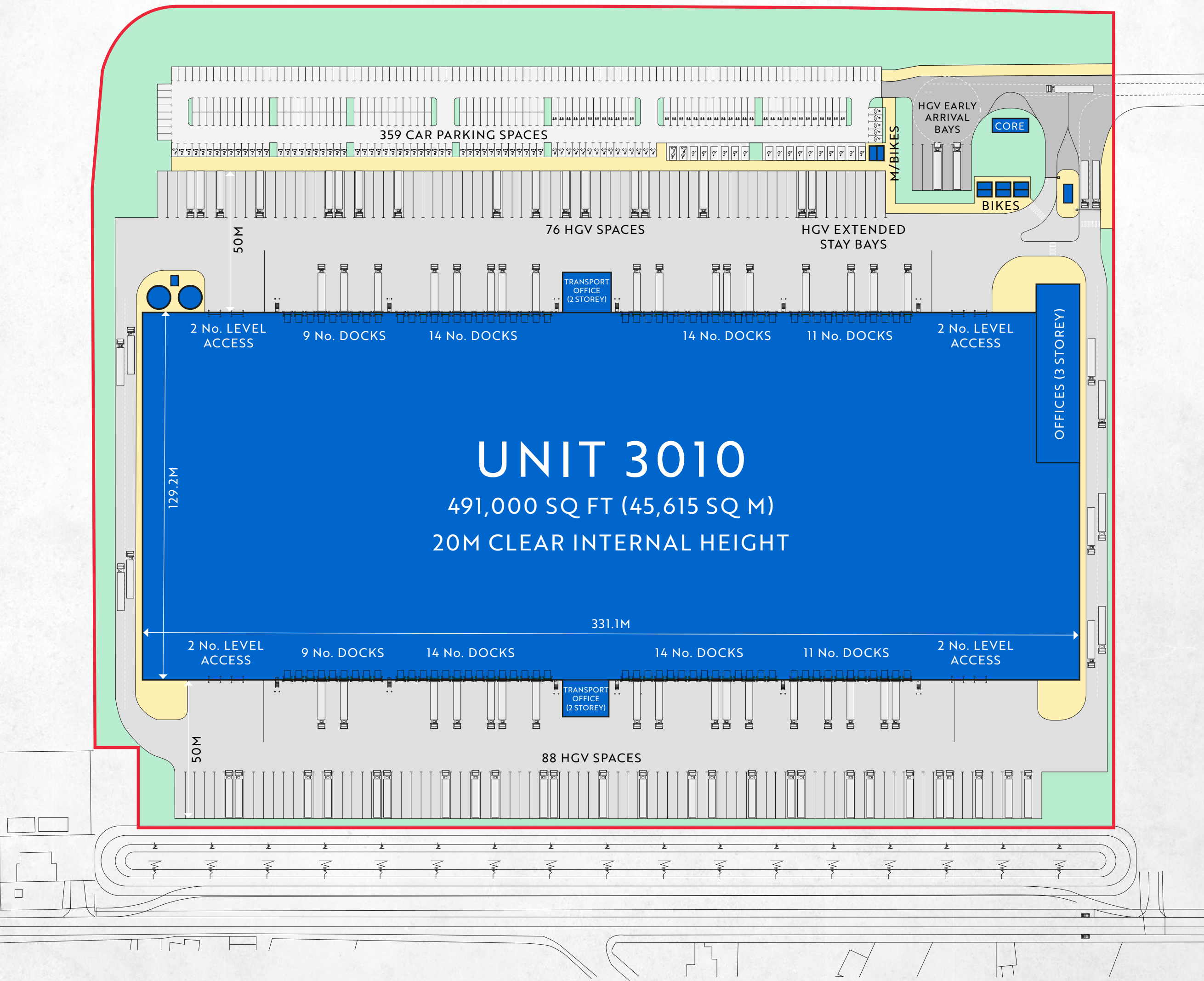


THE UK'S MOST SIGNIFICANT RAIL SERVED DEVELOPMENT,
OFFERING UP TO 8 MILLION SQ FT OF PRIME LOGISTICS FACILITIES

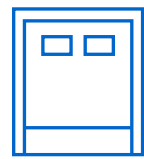
INTRODUCING UNIT 3010 AT WEST MIDLANDS INTERCHANGE
A HIGH-SPECIFICATION BUILDING OF 491,000 SQ FT
(45,615 SQ M) COMBINING SUSTAINABILITY, PERFORMANCE
AND FLEXIBILITY, TO SUPPORT AMBITIOUS OPERATIONS
FROM DAY ONE.

West Midlands Interchange (WMI) is one of the UK's largest and most forward-thinking logistics developments. With units available from **200,000 sq ft – 1.2 million sq ft**, and consent for up to **8 million sq ft** of high-quality, Grade A warehousing and an on-site strategic rail freight interchange, WMI is uniquely positioned to meet the needs of today's modern occupiers, while supporting long-term economic growth, jobs, and sustainability in the region.

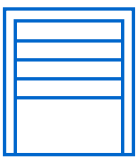




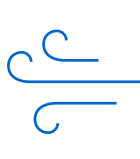
BEST IN CLASS SPECIFICATION



96 dock loading doors



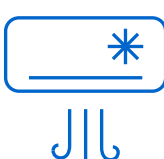
8 level access doors



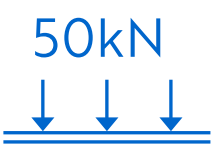
Airtightness to 2.5M³/HR/M²



Up to 20m clear internal height



Comfort cooling to offices



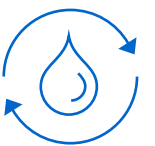
50KN/M² warehouse floor loading*



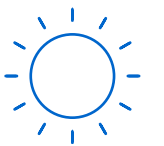
Low energy high frequency lighting to offices



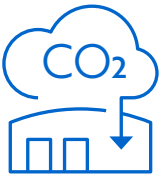
Intelligent lighting controls to offices



Rainwater harvesting



Solar thermal heating



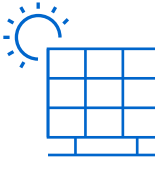
Net Zero Carbon aligned building**



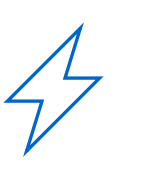
Targeting BREEAM 'Excellent'



Targeting EPC A+



PV panel options available



2.5 MVA power available

* higher loading available upon application
** in accordance with the UK Net Zero Buildings Standard

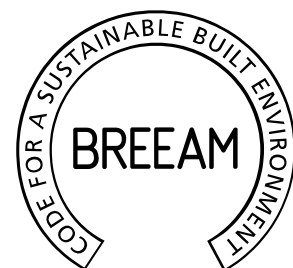
A SUSTAINABLE VISION

WMI is built on a foundation of long-term environmental responsibility. Every aspect of the development has been carefully designed to meet the needs of modern occupiers, delivering high-performance, future-ready space in a responsibly built environment.

WMI will be **Net Zero Carbon in construction** and **Net Zero Carbon ready** across all units, aligning with occupiers' ESG goals and evolving regulations. The development is also **WiredScore accredited**, recognising its best-in-class digital connectivity.

The development will deliver green infrastructure at scale:

- **Over 30% of the site is dedicated to green infrastructure**, including PV panels, rainwater harvesting, EV charging, green spaces, walking and cycle paths to support low-impact, long-term operation
- **100% of warehouse roofs are optimised for PV panels**, enabling up to 1,530 tonnes of annual CO₂ savings
- **Two new Community Parks provide 109+ acres of green space**, with a new green corridor linking Calf Heath Wood to the reservoir, canal, and over 18 hectares of new woodland and hedgerow planting

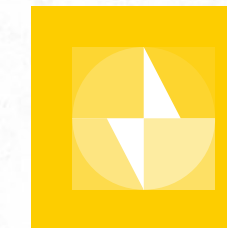


WiredScore



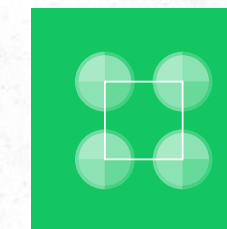
UK Net Zero Carbon
Buildings Standard

SUSTAINABILITY



POWER SUPPLY

One of the single largest new grid connections in the Midlands with a power supply of 41.6 MVA



ON-SITE RENEWABLE POWER

Low-cost renewable energy for occupiers, future-proofed for emerging tech like energy storage.



£20 MILLION

Invested in power infrastructure, including supply and a private wire network for efficient on-site distribution.

LEARN MORE ABOUT OUR COMMUNITY PARKS:

WHERE INFRASTRUCTURE MEETS OPPORTUNITY

WMI sits at the centre of the UK's logistics network, immediately adjacent to the M6 and West Coast Mainline – two of the nation's most vital transport corridors.

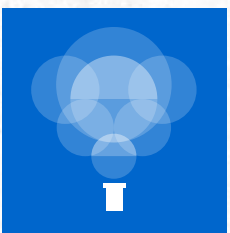
This strategic location delivers **outstanding multimodal connectivity** across road, rail, air, and sea, supporting fast, flexible, and future-ready logistics.

With **J12 of the M6 just minutes away** and major cities like Birmingham, Manchester, and London easily accessible, WMI offers seamless reach to key regional and national hubs.

With key infrastructure built in, WMI enables **faster, more reliable, and more sustainable distribution across the UK**.

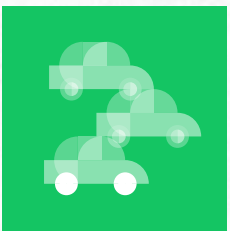
INTEGRATED RAIL FREIGHT FOR A LOW-CARBON FUTURE

At the heart of WMI's transport strategy is an **on-site intermodal rail freight terminal**, which will remove countless HGVs from the UK's roads and unlock major benefits for occupiers:



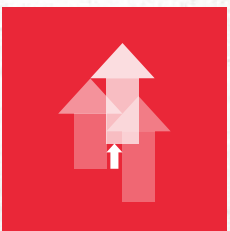
LOWERING EMISSIONS

Rail freight produces 70% less CO₂ than road freight, with nitrogen oxide emissions up to 15 times lower and particulates nearly 90% lower.



REDUCING ROAD TRAFFIC

Each freight train can remove 43–77 HGVs from the road, depending on load.



CONSISTENT EXPANSION

Rail moves nearly 70 million tonnes of goods annually. Container traffic has grown 78% since 1998, with 3% yearly growth projected to 2043.



GROWING INVESTMENT

Expanding SRFIs beyond the M1 corridor is key to growing sustainable freight nationwide.

CONTACT

For freehold and leasehold enquiries please contact the joint agency team:



Peter Monks
+44 7766 504 989
peter.monks@cbre.com

Olivia Newport
+44 7920 822 081
olivia.newport2@cbre.com



Mark Webster
+44 7793 808 519
mark.webster@dtre.com

Tom Fairlie
+44 7747 441 858
tom.fairlie@dtre.com

Jamie Durrant
+44 7341 661 962
jamie.durrant@dtre.com

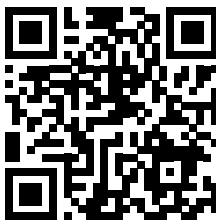


Tom Watkins
+44 7917 093 167
tom.watkins@jll.com

Carl Durrant
+44 7971 404 655
carl.durrant@jll.com

Will Arnold
+44 7793 149 886
will.arnold@jll.com

Sophie Kettlewell
+44 7801 667 586
sophie.kettlewell@jll.com



FOR FURTHER INFORMATION
PLEASE FIND OUR FULL PARK
BROCHURE LINKED HERE

Oxford Properties Group, a leading global real estate investor, developer and manager, and Logistics Capital Partners, a best in class developer and asset manager of logistics real estate across Europe, have formed a new co investment joint venture to develop the West Midlands Interchange – a major new logistics hub with associated rail freight terminal. The WMI project was previously promoted by Four Ashes Limited – a consortium led by Kilbride Holdings. In June 2021, Oxford Properties and LCP acquired the site and will be developing the project throughout the construction phase. October 2025.

