

OVER  
22,700  
PASSING VEHICLES PER DAY



JUNCTION 10 M42 | TAMWORTH | B78 1TX  
**CORE 42 BUSINESS PARK**



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## Roadside Trade Counter, Last Mile Logistics & Industrial Scheme TO LET

TWO HIGH SPECIFICATION UNITS  
of 4,661 sq ft, 4,585 sq ft, or 9,246 sq ft combined

• DETAILED PLANNING CONSENT GRANTED • OCCUPATION FROM Q4 2025

**OVER 8.25 MILLION PASSING VEHICLES PER YEAR\***

\*(SOURCE: DEPARTMENT OF TRANSPORT)



[www.core42.co.uk](http://www.core42.co.uk)

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



Core 42 is a significant 43.29 acre site in a prime location fronting the A5 and only 0.5 miles from Junction 10 of the M42.

This final phase will see the development of a smaller unit scheme of 2 (combined) high specification units ranging from 4,585 sq ft to 9,246 sq ft (combined).

#### LOCAL TRADE COUNTER & PARCEL HUB OCCUPIERS

1. EURO CAR PARTS TRADE COUNTER
2. NDI (SELCO) TRADE COUNTER
3. UPS PARCEL HUB
4. FEDEX PARCEL HUB
5. ALPI UK (FREIGHT FORWARDER)
6. INSTARMAC TRADE COUNTER

#### WAREHOUSES

- Steel portal frame construction
- 37.5kN/m2 floor loading
- Fm2 category floor
- Electric insulated loading doors
- 10% roof lights
- High performance cladding
- Ability to combine units

#### EXTERNAL

- Large power supply
- Secure fenced yard
- Electric charging points
- Customer car parking
- Cycle storage
- Direct access to A5

#### SUSTAINABILITY

- EPC A rating
- LED lighting
- Low air permeability cladding

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A detailed specification is available upon request.





#### Core 7a - Schedule of Accommodation

	sq ft	sq m
Warehouse	3,261	303
Ground Floor Offices	1,400	130
<b>Total GIA</b>	<b>4,661</b>	<b>433</b>
(Subject to measurement)		

- 8 car parking spaces
- Clear Internal Height 6.65m

#### Core 7b - Schedule of Accommodation

	sq ft	sq m
Warehouse	4,585	426
<b>Total GIA</b>	<b>4,585</b>	<b>426</b>
(Subject to measurement)		

- 8 car parking spaces
- Clear Internal Height 6.65m

