

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)



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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

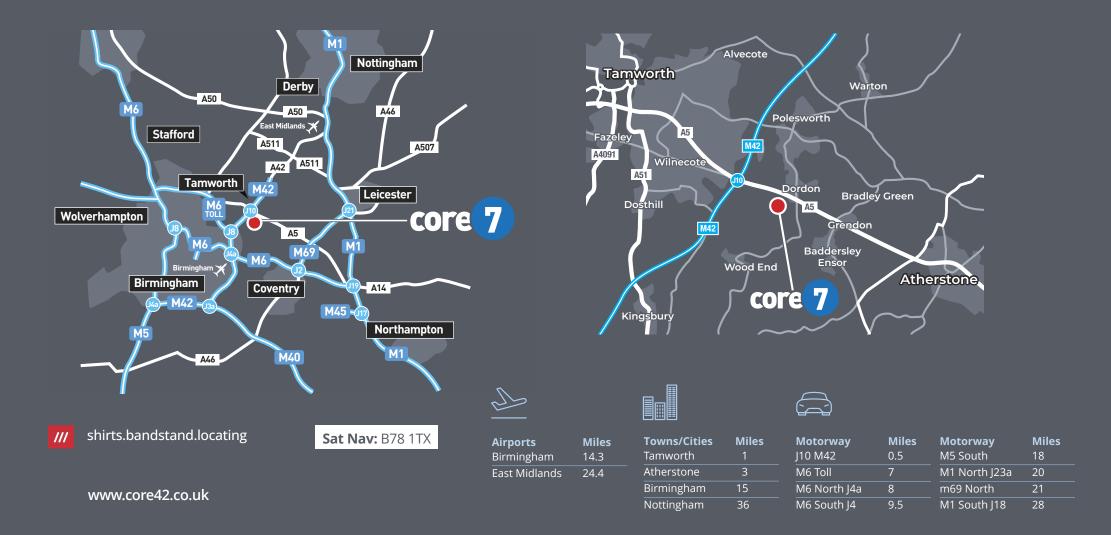
SUSTAINABILITY

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

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A detailed specification is available upon request.







The Landlord supports the Code for Leasing Business Premises in England & Wales 2007

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