

TO LET INDUSTRIAL/WAREHOUSE UNITS

On the Instructions of:

INDUSTRIAL PROPERTY
INVESTMENT FUND

FORT INDUSTRIAL PARK

DUNLOP WAY, BIRMINGHAM, B35 7AR



5,450 sq ft to 44,787 sq ft (506 sq m to 4,161 sq m)



Excellent access to M6 (J5) and A47 (Fort Parkway)
Benefits from 24 hour manned security and CCTV

www.fortindustrialpark.co.uk



FORT INDUSTRIAL PARK

BIRMINGHAM

The Fort Industrial Park, Dunlop Way, Birmingham B35 7AR

The Fort Industrial Park benefits from a prominent frontage to the A47 (Fort Parkway). The location provides good access to J5 (M6), approximately ¼ mile away, together with access to Birmingham City Centre via the dual carriageway A47 (Fort Parkway), approximately 3 ½ miles to the west.

Description

The estate comprises a number of industrial/warehouse units and benefits from the following:

- Steel portal frame
- Office accommodation
- Male and female wcs
- 24 hour manned site security and CCTV
- On site parking
- Min. 6m eaves height



Accommodation Schedule	sq ft	sq m
Units 6/7	31,140	2,893
Unit 8	15,098	1,403
Unit 9	11,008	1,023
Unit 10	10,860	1,009
Unit 11	11,004	1,022
Unit 17	5,450	506
Unit 25	10,959	1,018
Unit 26	11,075	1,029

Lease Terms

The premises are available on a new Full Repairing and Insuring Lease for a term to be agreed.

Business Rates

For verification of the current business rates, interested parties are advised to contact the local authority.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

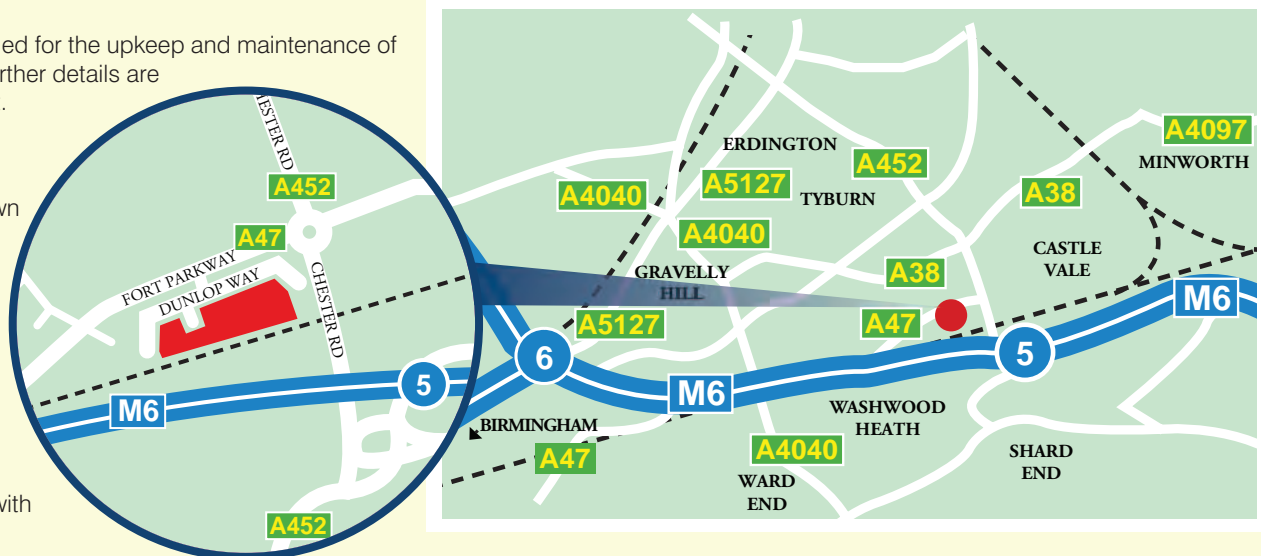
All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

Viewing

By prior arrangement with the joint agents.



SAT NAV Ref: B35 7AR



www.fortindustrialpark.co.uk

Misrepresentation Act: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Designed and produced by Q Squared Design Ltd 01789 730833. January 2012.

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Energy Performance Certificate

Non-Domestic Building



Unit 6

Fort Industrial Park
Chester Road, Castle Vale
BIRMINGHAM
B35 7RB

Certificate Reference Number:

9589-3007-0498-0200-5091

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **119** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1394
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	86.6

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

85 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.5.b using calculation engine SBEM v3.5.b.0

Property Reference: 598402080000

Assessor Name: Geoffrey Cunningham

Assessor Number: STRO004314

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: EESurveys Ltd

Employer/Trading Address: The Cottage, Swinscoe, Ashbourne, DE6 2BW

Issue Date: 31 Mar 2011

Valid Until: 30 Mar 2021 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0550-0249-8489-9097-0002

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**

Energy Performance Certificate

Non-Domestic Building



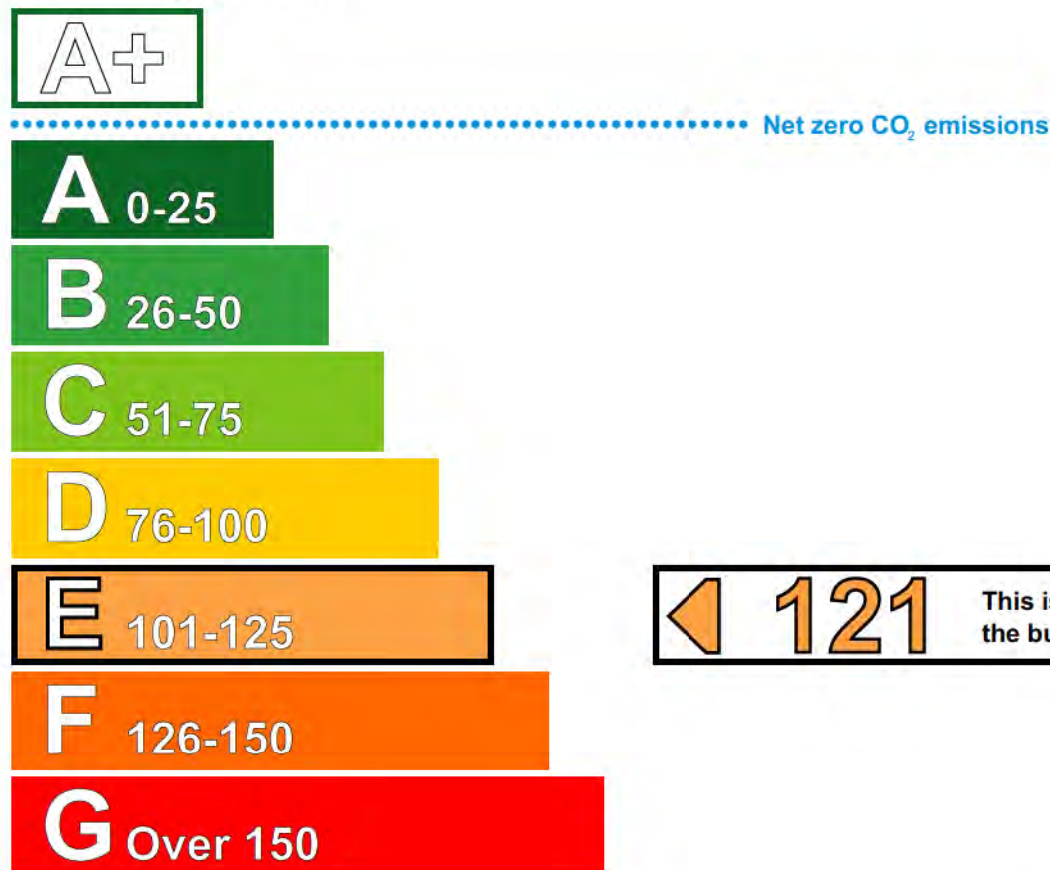
Unit 7
Fort Industrial Park
Chester Road
BIRMINGHAM
B35 7AR

Certificate Reference Number:
0095-2971-6230-2000-4903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1394
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	83.19

Benchmarks

Buildings similar to this one could have ratings as follows:

43	If newly built
87	If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.5.b using calculation engine SBEM v3.5.b.0

Property Reference: 456009210000

Assessor Name: Geoffrey Cunningham

Assessor Number: STRO004314

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: EESurveys Ltd

Employer/Trading Address: The Cottage, Swinscoe, Ashbourne, DE6 2BW

Issue Date: 04 Apr 2011

Valid Until: 03 Apr 2021 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0270-4900-0469-1220-9054

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Non-Domestic Building



Unit 8
Fort Industrial Park
Chester Road
BIRMINGHAM
B35 7AR

Certificate Reference Number:
0220-0639-2919-5627-6006

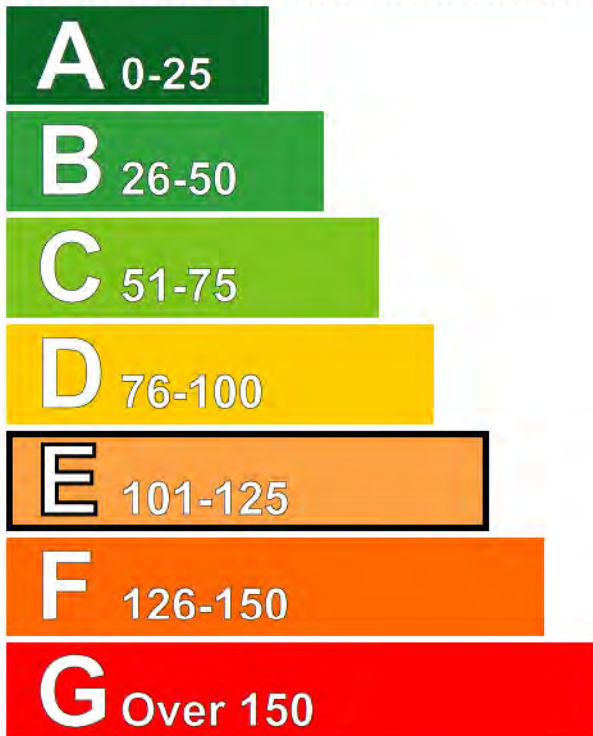
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 121 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1394
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	83.19

Benchmarks

Buildings similar to this one could have ratings as follows:

43	If newly built
87	If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.5.b using calculation engine SBEM v3.5.b.0

Property Reference: 251966620000

Assessor Name: Geoffrey Cunningham

Assessor Number: STRO004314

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: EESurveys Ltd

Employer/Trading Address: The Cottage, Swinscoe, Ashbourne, DE6 2BW

Issue Date: 04 Apr 2011

Valid Until: 03 Apr 2021 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0270-2996-0419-2260-6050

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Non-Domestic Building



Unit 10
Fort Industrial Park
Chester Road
BIRMINGHAM
B35 7AR

Certificate Reference Number:
0295-3099-0117-0300-1701

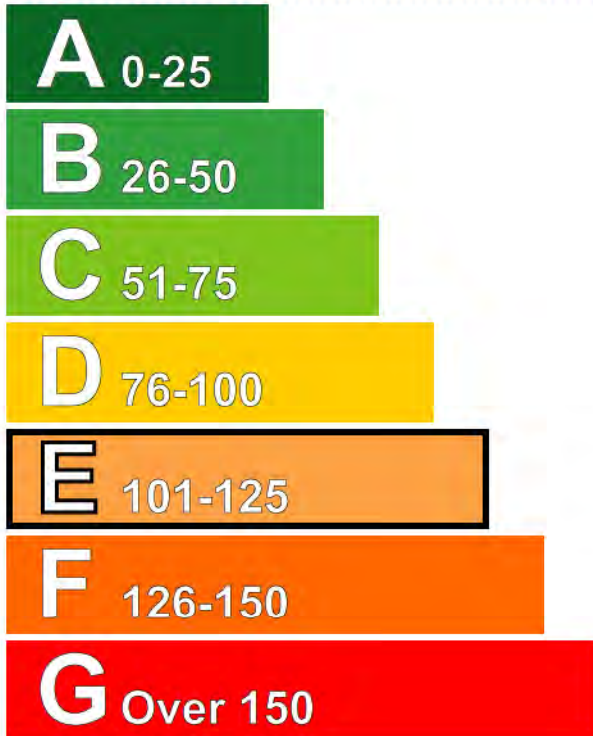
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 110 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1018
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built
59 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b

Property Reference: 257173990000

Assessor Name: Mr Michael Matthews

Assessor Number: SAVA002736

Accreditation Scheme: National Energy Services

Employer/Trading Name: Commercial Energy Surveyors

Employer/Trading Address: 8, Caswell Lane, Bristol, BS20 7UF

Issue Date: 19 Jan 2009

Valid Until: 18 Jan 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0120-0341-9170-5909-7002

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Non-Domestic Building



Unit 11
Fort Industrial Park
Chester Road
BIRMINGHAM
B35 7AR

Certificate Reference Number:
0090-3040-0381-6180-1024

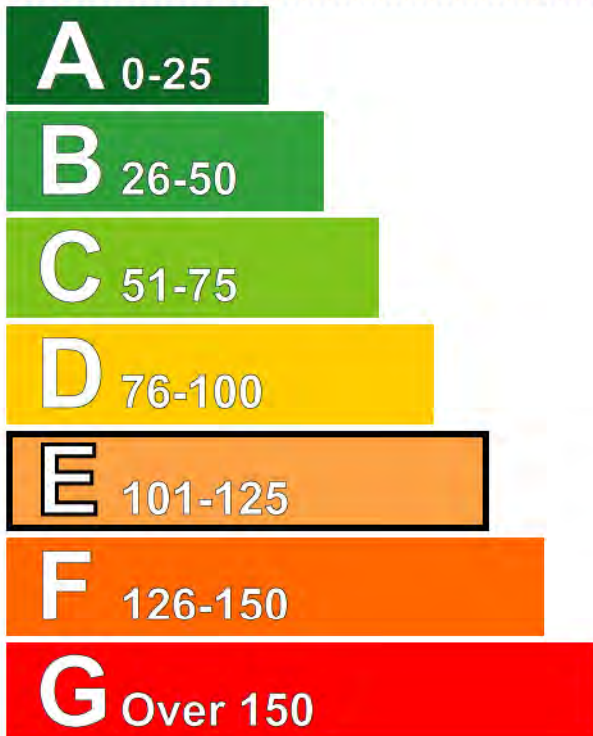
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 124 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1018
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built
57 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b

Property Reference: 328401860000

Assessor Name: Mr Michael Matthews

Assessor Number: SAVA002736

Accreditation Scheme: National Energy Services

Employer/Trading Name: Commercial Energy Surveyors

Employer/Trading Address: 8, Caswell Lane, Bristol, BS20 7UF

Issue Date: 19 Jan 2009

Valid Until: 18 Jan 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0362-4089-0418-0100-1005

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Non-Domestic Building



Unit 17, Fort Industrial Park
Chester Road
Castle Vale
BIRMINGHAM
B35 7AR

Certificate Reference Number:
9896-3070-0699-0390-4191

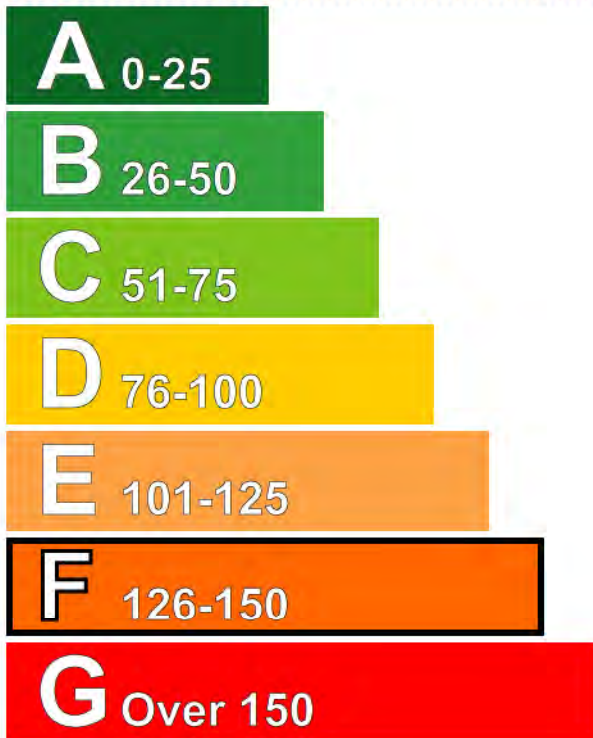
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 132 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	510
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	72.73

Benchmarks

Buildings similar to this one could have ratings as follows:

22	If newly built
60	If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v4.1.c using calculation engine SBEM v4.1.c.2

Property Reference: 869613790000

Assessor Name: David Jeffcoate

Assessor Number: STRO003463

Accreditation Scheme: Stroma Accreditation

Employer/Trading Name: Tyser Greenwood Surveyors Ltd

Employer/Trading Address: The Studio, 83-85 High Street, Croydon CR0 1QF

Issue Date: 19 Oct 2011

Valid Until: 18 Oct 2021 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0480-0349-9699-6790-1092

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Non-Domestic Building



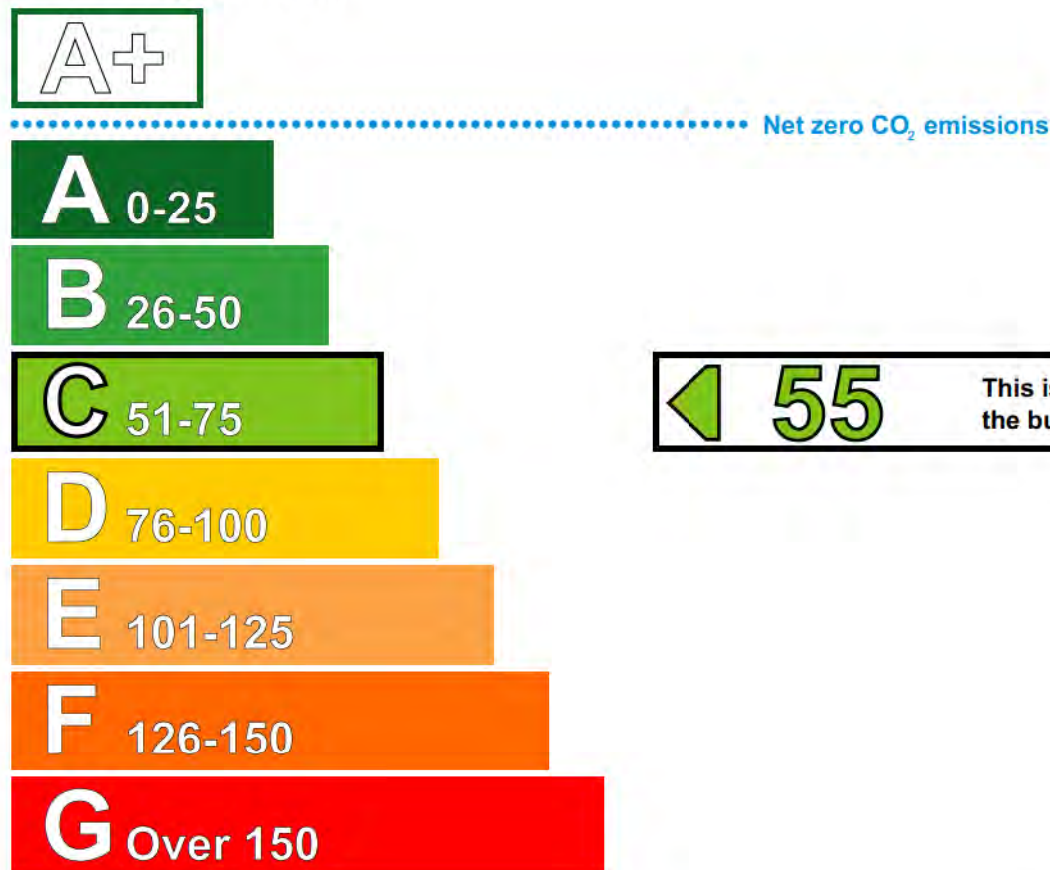
Unit 25
Fort Industrial Park
Chester Road
BIRMINGHAM
B35 7AR

Certificate Reference Number:
0140-0431-9800-6309-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1013
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built
56 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b

Property Reference: 460804390000

Assessor Name: Mr Michael Matthews

Assessor Number: SAVA002736

Accreditation Scheme: National Energy Services

Employer/Trading Name: Commercial Energy Surveyors

Employer/Trading Address: 8, Caswell Lane, Bristol, BS20 7UF

Issue Date: 19 Jan 2009

Valid Until: 18 Jan 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0090-4080-0401-9130-4060

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Non-Domestic Building



Unit 26
Fort Industrial Park
Chester Road
BIRMINGHAM
B35 7AR

Certificate Reference Number:
0301-0590-6330-1500-8103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **58**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1008
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

51 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b

Property Reference: 816535300000

Assessor Name: Mr Michael Matthews

Assessor Number: SAVA002736

Accreditation Scheme: National Energy Services

Employer/Trading Name: Commercial Energy Surveyors

Employer/Trading Address: 8, Caswell Lane, Bristol, BS20 7UF

Issue Date: 19 Jan 2009

Valid Until: 18 Jan 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0090-8053-0461-0130-5014

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Non-Domestic Building



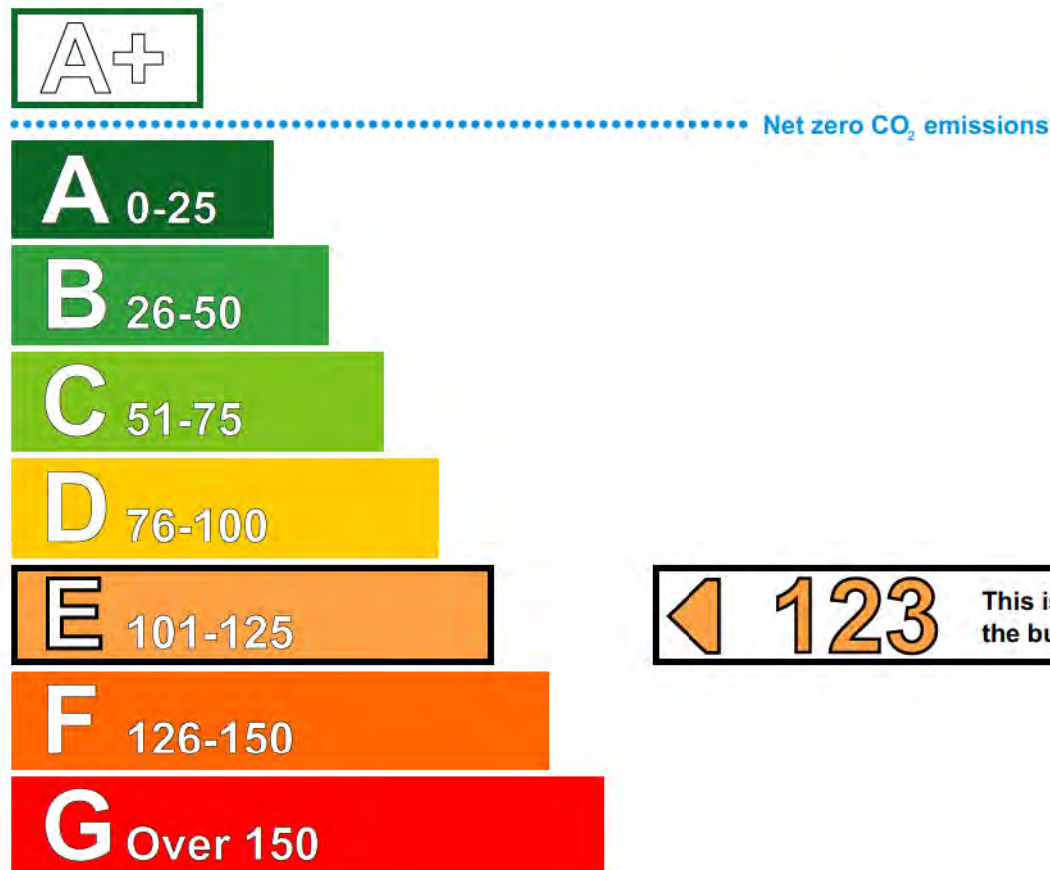
Unit 9
Fort Industrial Park
Chester Road
BIRMINGHAM
B35 7AR

Certificate Reference Number:
0090-5086-0361-4130-3044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1023
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built
96 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b

Property Reference: 546863340000

Assessor Name: Mr Michael Matthews

Assessor Number: SAVA002736

Accreditation Scheme: National Energy Services

Employer/Trading Name: Commercial Energy Surveyors

Employer/Trading Address: 8, Caswell Lane, Bristol, BS20 7UF

Issue Date: 19 Jan 2009

Valid Until: 18 Jan 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0544-4039-0816-0300-1605

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Non-Domestic Building



Unit 14
Fort Industrial Park
Chester Road
BIRMINGHAM
B35 7AR

Certificate Reference Number:
0160-0431-9360-9809-6002

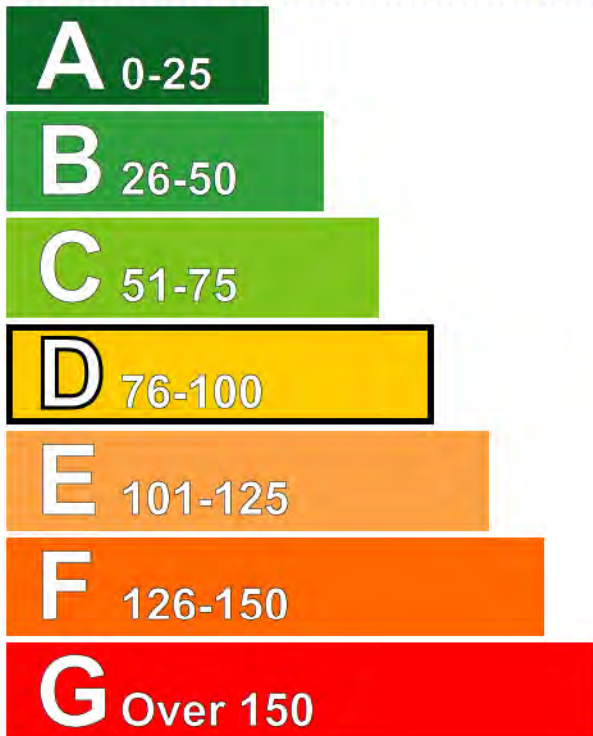
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 91 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 699
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built
78 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b

Property Reference: 696364890000

Assessor Name: Mr Michael Matthews

Assessor Number: SAVA002736

Accreditation Scheme: National Energy Services

Employer/Trading Name: Commercial Energy Surveyors

Employer/Trading Address: 8, Caswell Lane, Bristol, BS20 7UF

Issue Date: 19 Jan 2009

Valid Until: 18 Jan 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0609-0499-6840-1300-6103

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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Energy Performance Certificate

Non-Domestic Building



Unit 19
Fort Industrial Park
Chester Road
BIRMINGHAM
B35 7AR

Certificate Reference Number:
0308-2492-9830-0900-8103

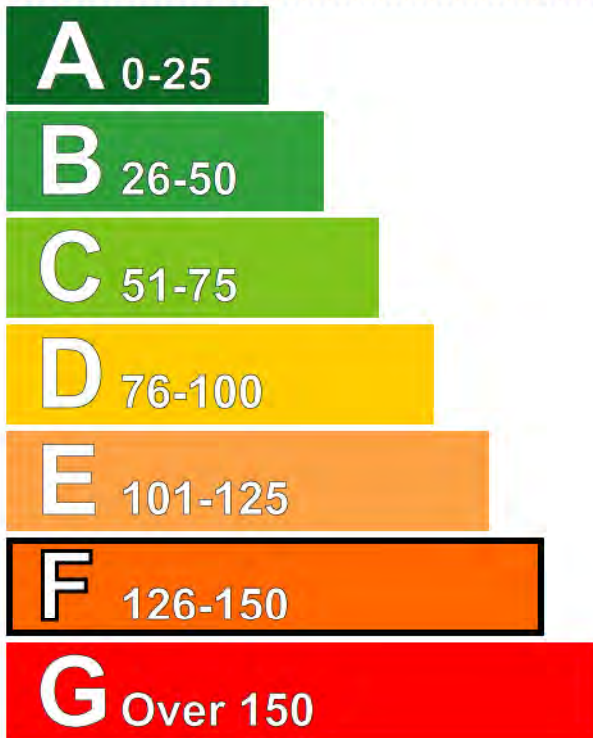
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **141** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 506
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built
81 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Lifespan SBEM v1.0 using calculation engine SBEM v3.2.b

Property Reference: 889934820000

Assessor Name: Michael Sage

Assessor Number: RICS300016

Accreditation Scheme: Royal Institution of Chartered Surveyors

Employer/Trading Name: Easton Bevins

Employer/Trading Address: 436-440 , Gloucester Road, Bristol, BS7 8TX

Issue Date: 27 Feb 2009

Valid Until: 26 Feb 2019 (unless superseded by a later certificate)

Related Party Disclosure: No related party issues.

Recommendations for improving the property are contained in Report Reference Number: 0290-8093-0491-2080-4084

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**