

# UNIT 4040

BUILD TO SUIT

661,825 SQ FT (61,485 SQ M)



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

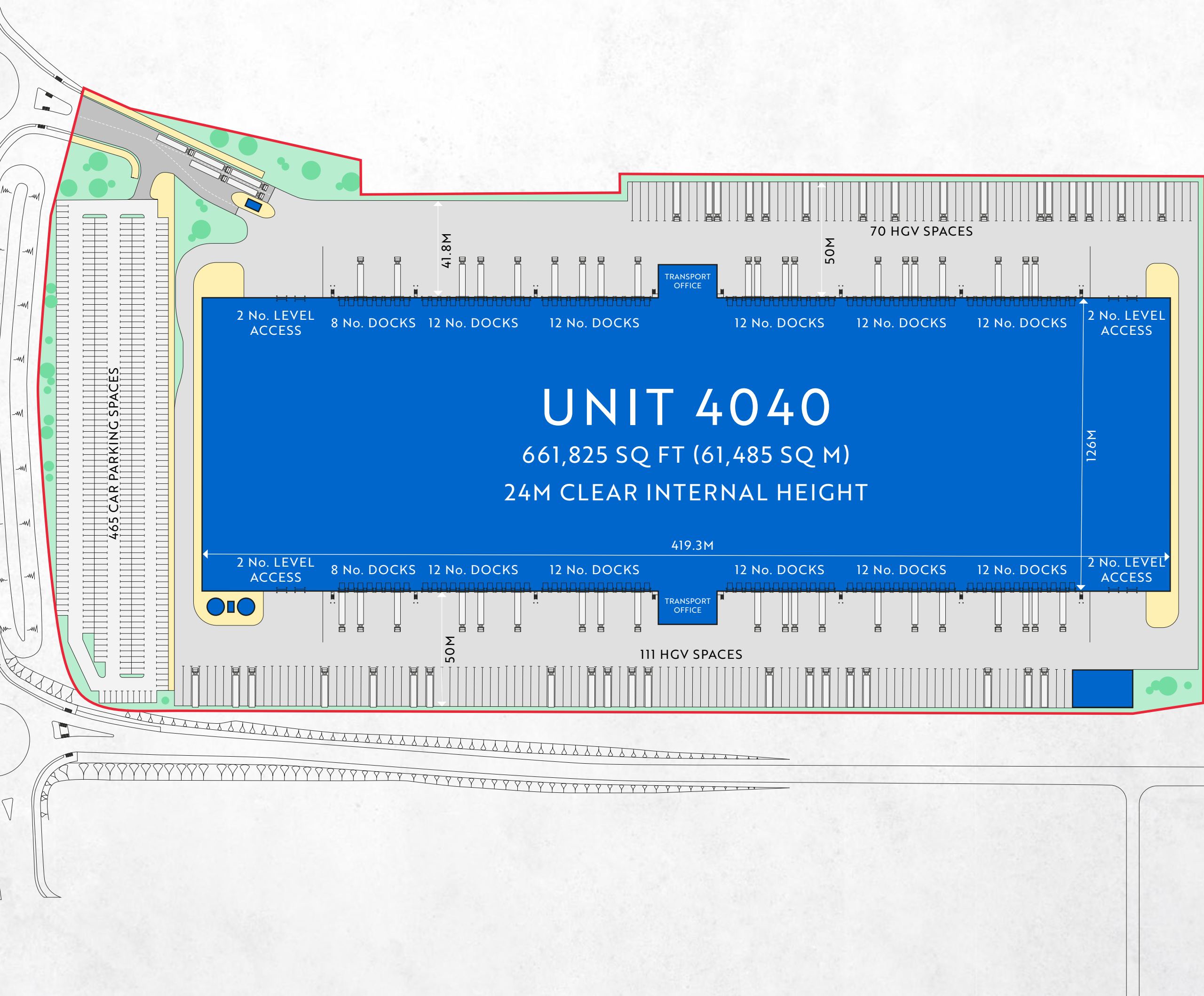
# INTRODUCING UNIT 4040 AT WEST MIDLANDS INTERCHANGE

A HIGH-SPECIFICATION BUILDING OF 661,825 SQ FT (61,485 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



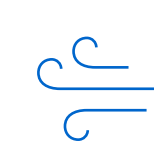
**UNIT 4040**  
 661,825 SQ FT (61,485 SQ M)  
 24M CLEAR INTERNAL HEIGHT



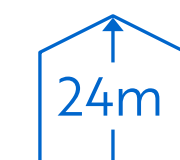
136 dock loading doors



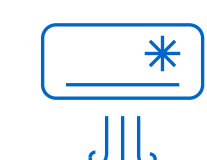
8 level access doors



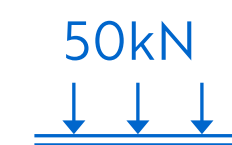
Airtightness to 2.5M<sup>3</sup>/HR/M<sup>2</sup>



Up to 24m clear internal height



Comfort cooling to offices



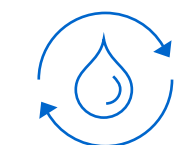
50KN/M<sup>2</sup> warehouse floor loading\*



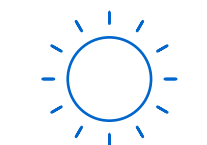
Low energy high frequency lighting to offices



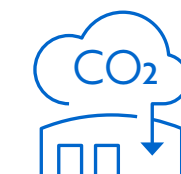
Intelligent lighting controls to offices



Rainwater harvesting



Solar thermal heating



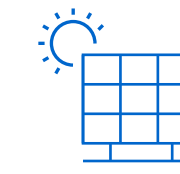
Net Zero Carbon aligned building\*\*



Targeting BREEAM 'Excellent'



Targeting EPC A+



PV panel options available



3.2 MVA power available

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

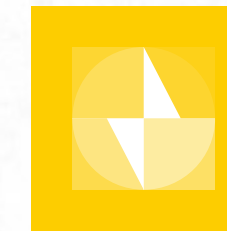
# A SUSTAINABLE VISION

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.

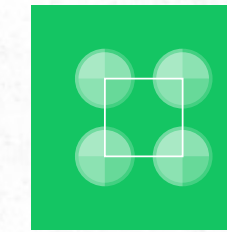
The development will deliver green infrastructure at scale:

- **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 CO<sub>2</sub> 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



## 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

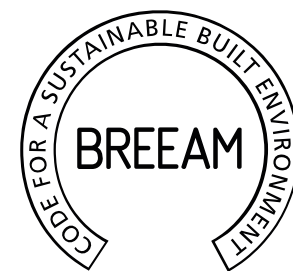
Low-cost renewable energy for occupiers, future-proofed for emerging tech like energy storage.



## £20 MILLION

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

LEARN MORE ABOUT OUR COMMUNITY PARKS:



WiredScore



UK Net Zero Carbon Buildings Standard



# 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.

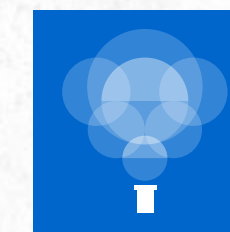
This strategic location delivers **outstanding multimodal connectivity** across road, rail, air, and sea, supporting fast, flexible, and future-ready logistics.

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.**

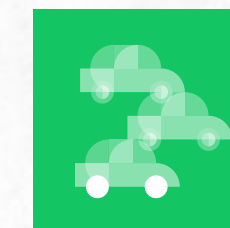
## INTEGRATED RAIL FREIGHT FOR A LOW-CARBON FUTURE

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 CO<sub>2</sub> 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

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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. November 2025.

