

GREEN IS FOR GO – October 07

Sustainability and industrial development were once two concepts that seemed incapable of working together, but no longer. More Midlands industrial developers are taking their first steps down the green route and raising the bar in sustainable development.

Environmentally-friendly construction projects can significantly lessen energy costs for end-users and make their businesses more productive. Increased numbers of potential occupiers are looking for higher BREEAM ratings in the buildings they buy or rent. In addition, the introduction of commercial EPCs (Energy Performance Certificates) this year is setting higher standards for commercial build, and these two things combined are encouraging more developers to go green, reports industrial property agent Jon Ryan-Gill, of CBRE. “Green industrial parks are very high on the agenda for occupiers. The benefits for the environment are obvious and, for the end-user, reduced utility and power costs, which are two of the biggest outgoings a tenant has to deal with,” he adds.

In Redditch, Target Park Phase 2 is leading the way in green building, with a BREEAM Excellent rating – the highest it could achieve at the time - and a high standard B rated EPC. The 6-unit scheme, in Shawbank Road, Lakeside, totals 61,319 sq ft and incorporates numerous environmental benefits for occupiers, including: Green and sustainable build, with enhanced insulation, maximum air-tightness, grey rainwater harvesting, spray taps, a shower to each unit, secure cycle storage and enhanced double glazing, as well as roof lighting panels providing more, natural, light. Sustainable timbers were obtained through the contractors Laser Build. The second phase of construction finished five weeks ahead of schedule, in March, and follows the successful completion of Target Park 1, which is fully occupied. Occupiers on the first phase include Magnet, Reynards Bakeries, Karmamobility and Johns of Studley. Target Park is a £12 million, freehold, business park, being developed jointly by Oakham Developments and Abacus Developments, the property investment and development arm of the Sir Robert McAlpine Group.

The second phase is split into two terraces, the first comprises three units, (7, 8 and 9), with accommodation available in a range of sizes, from 8,099 –28,410 sq ft; and the second terrace (Units 10,11 and 12), ranging from 8,911-32,909 sq ft. The scheme is also available as a whole site. “We’ve had strong interest from a number of occupiers in distribution and light industrial, local and further afield, and Unit 7 is already under offer,” said Jon Ryan-Gill. “As well as the BREEAM Excellent rating, there’s an EPC on each of the units in this second phase, which shows the energy rating and the energy efficiency of the building fabric, the heating, ventilation, cooling and lighting systems – basically, everything that requires energy.

“More and more developers are choosing to take the green and sustainable route now. It will be ten or 15 years before we can assess the true extent of the benefits, but it’s become the standard to aspire to.”

Target Park is on the site of the former Dana Automotive factory, which was cleared to make way for the regenerative scheme. The development is accessed from Holloway Drive, via the A4189, and has good links to Junction 2 and 3 of the M42. It is believed to be the only freehold new build industrial development currently available within the M42 corridor, and is one of the few such schemes to have been built in Redditch in the past five years.

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