

Project Profile

Junction 6 | Birmingham

Client	IM Properties
Client Sector	Commercial Industry Warehouse
Project Value	£17m
Services Provided	Feasibility Studies Decontamination Cost Studies Negotiating Funding Negotiating Tenant Fit-Out Works
Project Size	
Architect	
Contractors	



The decline of heavy engineering industries in the West Midlands has provided huge Regeneration opportunities, albeit with the challenges to substantial on-costs due to large-scale distribution, decontamination, infrastructure work and off-site highway improvements.

Junction Six, a 32 acre site in Aston, Birmingham is the result of such a Regeneration programme. IM Properties embarked on the redeveloped to provide a high quality industrial park of 530,000 sq.ft. with gatehouse, high level security including CCTV and created the first business park in the region to gain “Secured by Design” status.

Rider Levett Bucknall assisted in obtaining approximately £5m funding from English Partnerships for the infrastructure works and successfully completed the financial management of all the phases. The final phase included the restoration and refurbishment of the former GEC headquarters, a Grade II listed three storey Art Deco building, incorporated into a new 117,000 sq.ft. distribution/manufacturing facility.

Client Benefits

- Substantial funding from English Partnerships
- Negotiating Guaranteed Maximum Price Contracts
- Expertise in refurbishment of listed buildings