

## **PHASE II COMPLETION OF TARGET PARK, REDDITCH – April 08**

The second phase of a new, environmentally-friendly, Redditch industrial development has finished five weeks ahead of schedule, and could have been completed even earlier but for bad weather.

Target Park II, in Lakeside, has been designed and built to achieve a BREEAM excellent rating, and follows the successful completion of Target Park 1, which is now fully sold.

Contractors Laser Build were due to hand over the site on May 9th, but were able to bring that date forward to April 2nd, partly due to a unique team effort with its parent company, Laser Civils. Phil Jenks, senior project manager for Laser Build, said: "Overall good management techniques, and continuous co-ordination and liaison with sub contractors and suppliers, has meant we've been able to hit all our target times. "An added advantage is that we have been able to team up with our parent company. Traditionally, the two companies don't work in tandem but, on this particular project, we've been working extremely closely, to maximise resources and expertise, and it has really paid off."

The 29-week build-out was reduced to 24, and could have been reduced further, if the elements had been kinder, he adds. "During the muckshift in January (removing excess earth from the site) it rained solidly for three weeks, which set us back, otherwise we'd have finished even earlier. Every day, we had to clear the dirt from the roads that came off the wagons, to keep the site open for other users, which was a lot of extra work for us. But we made up the time in other areas."

The 6-unit development, totalling 60,500 sq ft, is expected to achieve the highest possible BREEAM rating – excellent – by incorporating numerous environmental benefits for occupiers, including: Green and sustainable build, with enhanced insulation, maximum air-tightness, grey water harvesting, spray taps, a shower to each unit, secure cycle storage and enhanced double glazing. Sustainable timbers were obtained through Laser. The Ashby-de-la-Zouche-based company, which has its HQ in Worcester, has applied for Considerate Builders recognition, for construction in the most environmentally-friendly way. Mr Jenks said: "Among the many things we did was to mix in the hardcore from the site with the excess soil, to make the ground more compactable, and we've used some of it on another site as well, so that counts as recycling existing materials. "Plus, everything on site was put in skips, and we brought in an enviro-friendly subcontractor to disperse of it at their waste disposal site. We've also created a harvesting system, whereby some of the rainwater off the buildings is used to flush the toilets."

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. Phase One comprises 54,750 sq ft of industrial and warehousing space, which has gone mainly to relocating local

companies, including kitchen specialists Magnet, Reynards Bakeries, Karmamobility and Johns of Studley.

Phase Two comprises six units, available on a pre-sale or pre-let basis, ranging in size from 8,000 to 60,500 sq ft. Oakham's managing director Andy Griffiths said the completion of the second phase ahead of schedule was "a very pleasant surprise." He added: "We agreed a sensible time with the contractors to build the second phase, but the onsite management techniques they put in place were so good it allowed them to complete early, which is good news for potential occupiers as it means we can hand over the units sooner than expected. We've had a lot of interest already, predominantly from local companies, but also from some West Midlands organisations looking to relocate."

Unlike the first phase, Phase Two was specifically designed to achieve a top BREEAM rating, he added "Phase One was designed without going in for any BREEAM rating, but green thinking has really come into play these past two years since then and this is the way the industry is going. Increasingly, occupiers are starting to address corporate social responsibility and all our future developments will go down the same route."

Target Park is in Shawbank Road, Lakeside, 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 Junctions 2 and 3 of the M42. It is thought to be the only new build, freehold, industrial development within the M42 Corridor currently available, and one of the few such schemes to be built in Redditch in the past five years. **ENDS**

Issued by:

Debbie Munro, Munro Quantrill Marketing

[debbie@munroquantrill.co.uk](mailto:debbie@munroquantrill.co.uk) / 0121 240 4040 / 07710 422 889