



B8 1AU
///METRO.OVER.RACED

INDUSTRIAL/WAREHOUSE FACILITY

FROM 10,063 SQ FT TO 35,207 SQ FT

UNIT 6: 15,078 SQ FT (1,400.89 SQ M)

UNIT 7: 10,063 SQ FT (934.94 SQ M)

UNIT 8: 10,066 SQ FT (935.25 SQ M)

Available now



Extensively
refurbished
warehouse units.



City centre and
J6 M6 within
10 Minutes.



EPC rating of B.



Warehousing that Works.

High performance space for your business.

Network Park is located approximately 3.5 miles north east of Birmingham City Centre within Birmingham Heartlands. The Heartlands Spine Road commences a short distance from the development and gives dual carriageway access, throughout north-east Birmingham and to junction 5 M6 (2 Miles). The A47 gives unbroken dual carriageway access to the Middle Ring Road (A4540), Aston Expressway (A38M) and Birmingham City Centre.

Network Park is situated within close proximity of a variety of major Birmingham industrial occupiers, including Greggs Mainstream Way Facility, Booker, Smurfit Kappa, DHL, IMI Truflo Marine and Hydraforce Hydraulics to name a few. Jaguar Land Rover's (JLR) Castle Bromwich plant is c. 3 miles north east along with Dunlop Aircraft Tyres amongst others.



Warehousing that Works.

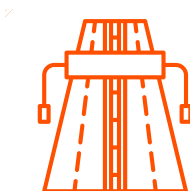


You're well-connected.



CITIES/MAJOR TOWNS

Birmingham City Centre	3.5 miles
Wolverhampton	17.6 miles
Coventry	21.8 miles
Derby	41 miles
Leicester	44.2 miles
Stoke on Trent	45.6 miles
Nottingham	51 miles



MAJOR ROADS

M6	2.7 miles
M5	7.3 miles
M54	15.3 miles
M69	22.5 miles
M1	33.1 miles



RAIL FREIGHT TERMINALS

Duddeston	0.3 miles
Adderley Mill	0.5 miles
Aston	1.9 miles
Birmingham Moor Street	2.5 miles
Birmingham New Street	3.8 miles

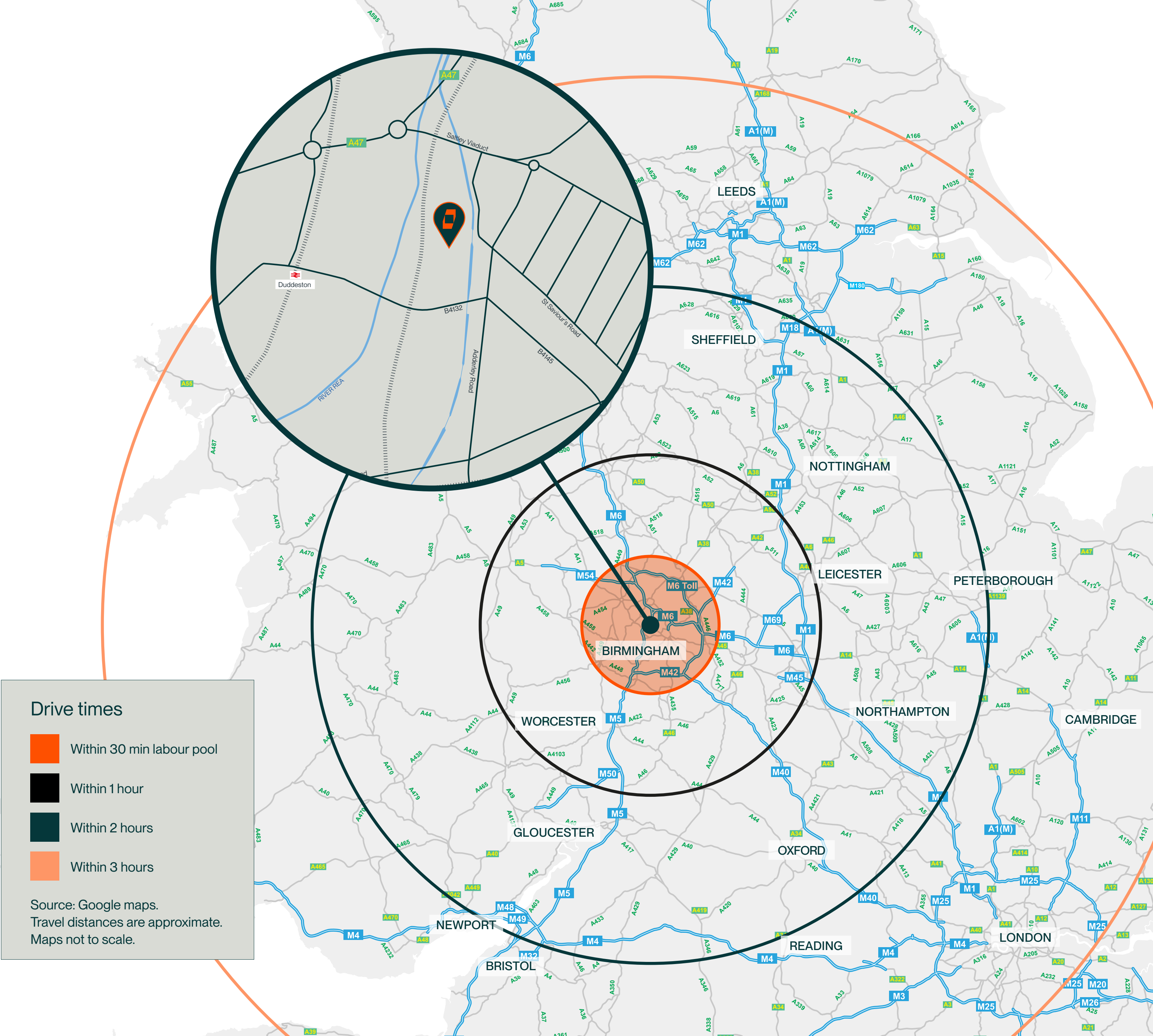


AIRPORTS

Birmingham Airport	11.9 miles
East Midlands Airport	40 miles



Warehousing that Works.



Schedule of accommodation.

	UNIT 6	UNIT 7	UNIT 8
WAREHOUSE	13,000 SQ FT (1,207.78 SQ M)	8,146 SQ FT (757.06 SQ M)	6,647 SQ FT (617.55 SQ M)
OFFICE GROUND FLOOR	-	-	915 SQ FT (84.99 SQ M)
FIRST FLOOR	1,554 SQ FT (144.39 SQ M)	1,393 SQ FT (129.43 SQ M)	699 SQ FT (64.94 SQ M)
ANCILLARY SPACE (GF AND FF)	524 SQ FT (48.68 SQ M)	524 SQ FT (48.68 SQ M)	1,805 SQ FT (167.77 SQ M)
TOTAL	15,078 SQ FT (1,400.89 SQ M)	10,063 SQ FT (934.94 SQ M)	10,066 SQ FT (935.25 SQ M)

All floor areas are approximate gross internal areas.

Specifications.



EPC B rating

EPC rated B



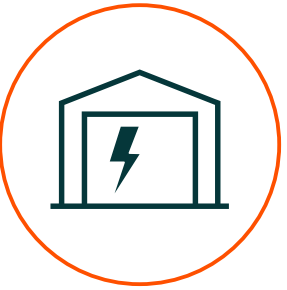
Minimum eaves height 8m



Fully fitted offices with expansion capability



Fitted kitchen areas



Electrically operated insulated sectional loading doors



Deep concrete service yards



Secure site including out-of-hours electronic gate and CCTV



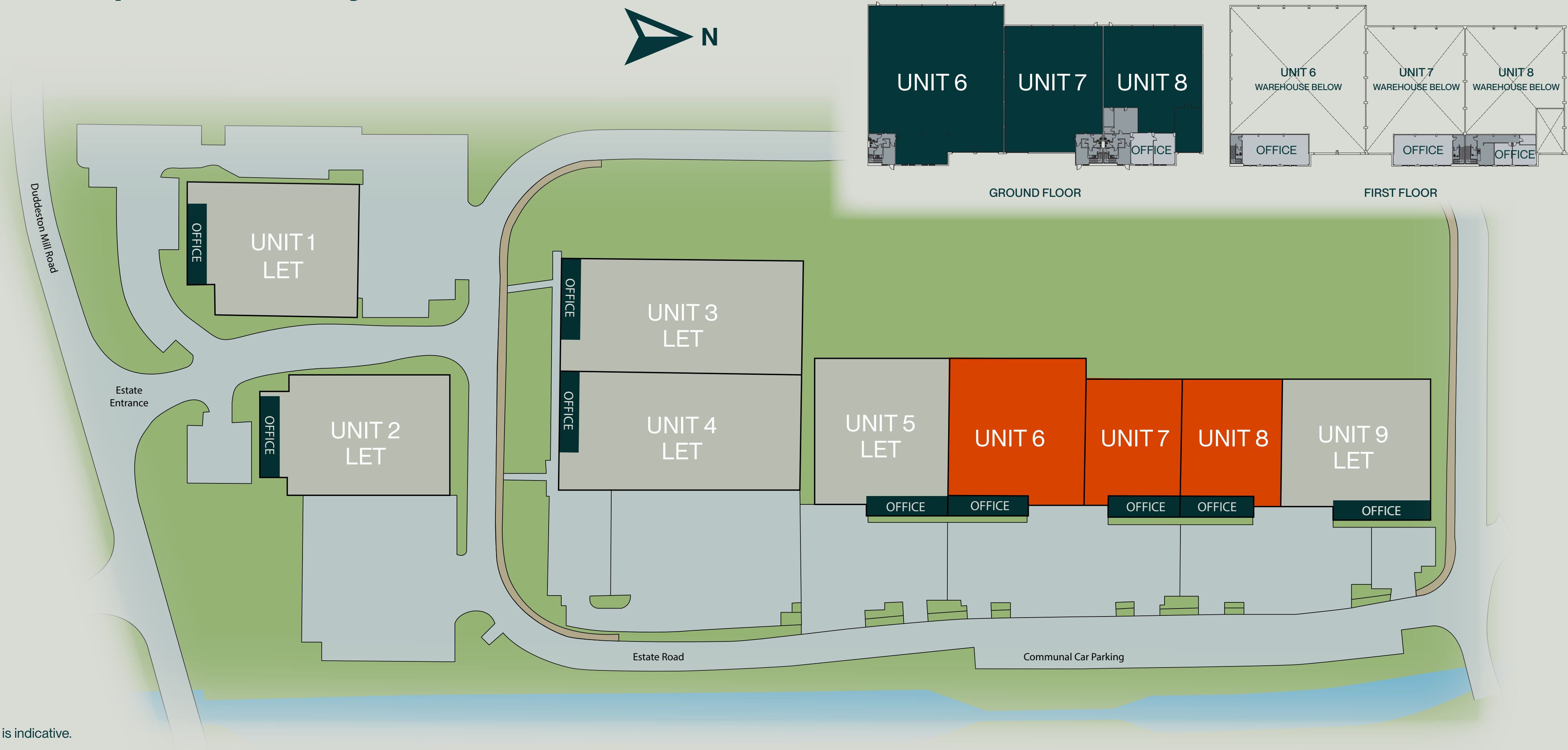
Generous parking provision



LED Lights



Development layout.



Development is indicative.



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Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. May 2025. TBDW 05701-25.



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