

INDURENT

ERDINGTON INDUSTRIAL PARK

B24 ORD
///PRIME.BRAND.LOFT

UNIT 23:
15,409 SQ FT (1,432 SQ M)
Available September 2026.



1 mile from M6(J5).



High quality
warehouse unit



Warehousing that Works.

High performance space for your business.

If you're looking for a high quality and well-positioned warehouse, Indurent Erdington Industrial Park is a strong choice. This industrial park is located within Birmingham's established industrial area, in a proven location that supports a wide range of operational needs.

An ideal location for Birmingham.

Prominently located on Chester Road (A38), approximately 5 miles from north-east of Birmingham city centre. The estate benefits from excellent connectivity, situated 1 miles from M6 Junction 5 and 2.5 miles from Junction 6, with easy access to the Midlands motorway network and Birmingham International Airport approximately 8 miles away.

The units are located just 1 mile from M6(J5) and 5 miles from Birmingham City Centre, England's second largest city with an approximate population of 1.14 million.



Warehousing that Works.



5.5m eaves height.



Level access loading door.



Ground floor offices & WC.



EPC B rated.



High quality warehouse unit.

Why choose Erdington Industrial Park?



Over 7 million people live within an hours drive of Birmingham city centre.*

*Smappen demographics



Located in the Golden Logistics Triangle - within a 4-hour drive of 90% of the UK population.**

**Office for National Statistics Census 2021.



Birmingham is one of the fastest growing cities in the UK.

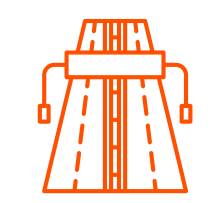


Only 8 miles from Birmingham International Airport.



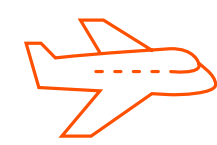
Warehousing that Works.

You're well-connected.



ROADS

- M6 (J5)
 - M42 (J9)
 - A38(M)
- 1 mile
5 miles
12 miles



AIRPORTS

- Birmingham Airport
 - East Midlands Airport
- 6 miles
34 miles



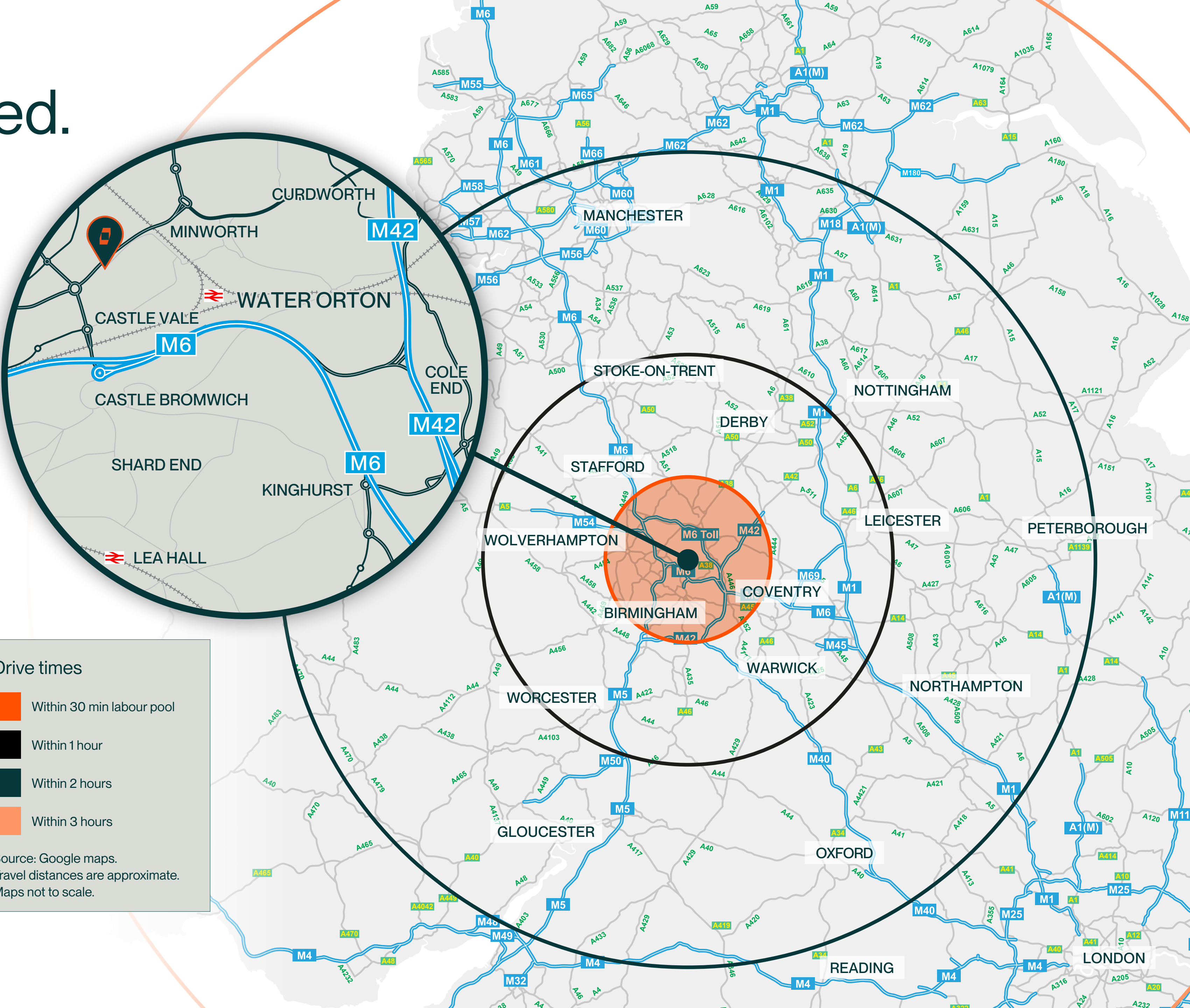
CITIES

- Birmingham
 - Walsall
 - Coventry
- 5 miles
11 miles
17 miles

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Masterplan.

UNIT 23	
WAREHOUSE	14,158 SQ FT (1,316 SQ M)
OFFICE	1,251 SQ FT (116 SQ M)
TOTAL	15,409 SQ FT (1,432 SQ M)





JACK DUTTON

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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. June 2026. TBDW 08280-01.



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