

**UNDER
REFURBISHMENT
AVAILABLE JULY 2026**



**UNIT 1
CASTLE BROMWICH
BUSINESS PARK**

ORTON WAY > BIRMINGHAM > B35 7BD

**UNIT 2
(UNDER OFFER)**

UNIT 1

**WAREHOUSE UNIT TO LET
32,061 SQ FT (2,978 SQ M)**

 3 level
loading doors

 8m
eaves height

 Secure
fenced yard

 Immediate
proximity to J5 M5



LOCATION

The property is strategically located within a well established industrial estate, prominently positioned on Orton Way in Castle Bromwich, immediately adjacent to J5 M6 motorway.

Orton Way is accessed via Tameside Drive, which connects directly to the A452 dual carriageway. The A452 provides access to key regional routes including M6, A47 and Tyburn Road, a principal arterial route into Birmingham City Centre.

DESCRIPTION

Units 1 Orton Way, is a securely gated modern warehouse constructed circa 2000. The unit is currently being refurbished. As part of the refurbishment ESG enhancements will be undertaken.

ACCOMMODATION

	SQ FT	SQ M
Unit 1		
Warehouse	27,139	2,521.27
Ground Floor Office/Undercroft	2,459	228.45
First Floor Offices	2,463	228.81
Total	32,061	2,978.54



UNIT 1
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BUSINESS PARK

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SPECIFICATION



Steel portal frame
with part brick &
profile metal clad
elevations



27
Car parking
spaces



8m Minimum
eaves height



3 Roller
shutter doors



Secure fenced
loading yard



Substantial
covered canopy



Pitched profile
clad roof



TERMS

The premises are available to let on new full repairing and insuring lease, on terms to be agreed.

RENTAL

Upon application.

BUSINESS RATES

To be reassessed.

EPC

The current EPC rating is C-63 (subject to refurbishment). A copy of the EPC is available upon request.

PLANNING

Use classes B1, B2, B8. All parties to make their own enquiries with the local planning office.

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.



Sat Nav: **B35 7BD**

///rental.heat.admit



MILES

J5 M6 0.5

J6 M6 4

M6 Toll 7.5

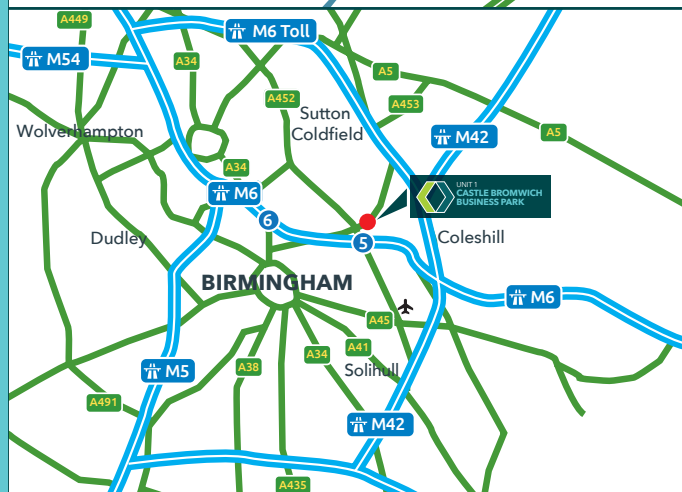


BIRMINGHAM MILES

City Centre 7

Airport 7.5

International 8



VIEWINGS

Strictly by prior arrangement with the agents:

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