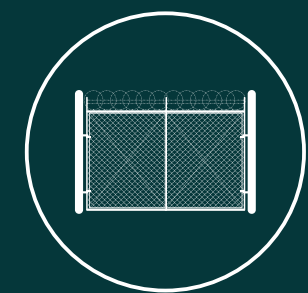




CRADLEY HEATH B63 2QU  
///TANKS.ABOUT.ASSURE

UNDER REFURBISHMENT -  
AVAILABLE JANUARY 2026

UNITS FROM 2,034 SQ FT TO 4,074 SQ FT  
(188 SQ M TO 378 SQ M)



Secure and gated estate.



Excellent circulation areas.



Warehousing that Works.



# High performance space for your business.

If you're looking for high-quality, light industrial units in a secure and established industrial location, look no further than Indurent Saltbrook Trading Estate. Currently under refurbishment, these units will offer reliable features to occupiers seeking high-quality industrial facilities.

## An ideal location for the Black Country.

Located on Saltbrook Road in the Hayes Industrial Area, the site is positioned just off the A458 with nearest motorway access provided by junction 3 of the M5. Road links also allow access to Birmingham city centre, the Black Country, Stourbridge and Worcestershire.



Warehousing that Works.



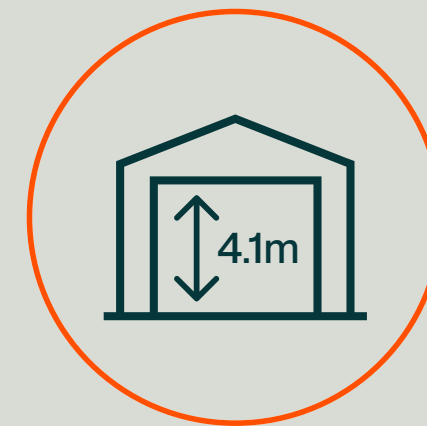
Office accommodation.



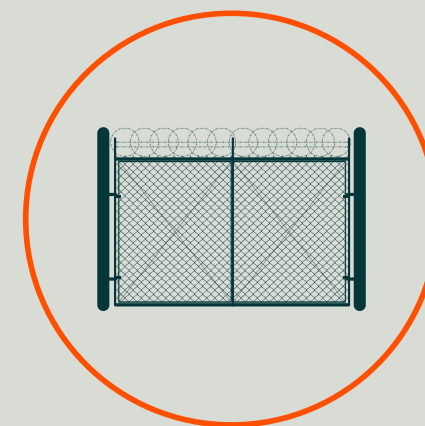
LED lighting included.



Estate CCTV.



4.1m eaves height.



Fenced and gated estate.



# Why choose Saltbrook Trading Estate?



Located in the heart of the Black Country, with direct access to the wider region.



Well maintained and secure industrial estate.



Undergoing refurbishment.



Warehousing that Works.



# Aerial plan.





# Estate plan.



|                     |             |
|---------------------|-------------|
| UNIT 13             | 2,072 SQ FT |
| UNIT 16             | 2,064 SQ FT |
| UNIT 23             | 2,034 SQ FT |
| UNIT 24             | 2,040 SQ FT |
| 23 & 24<br>COMBINED | 4,074 SQ FT |

All floor areas are approximate gross internal areas.



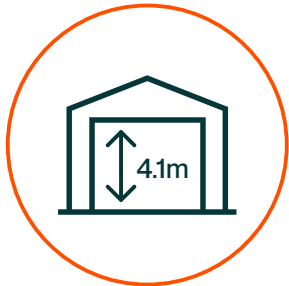
Warehousing that Works.

Estate plan is indicative.

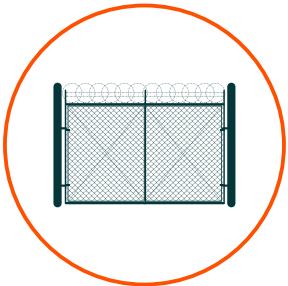
# Industrial and warehouse unit 13.

2,072 SQ FT (192.49 SQ M)

All floor areas are approximate gross external areas.



4.1m eaves height



Fenced and gated estate



Estate CCTV



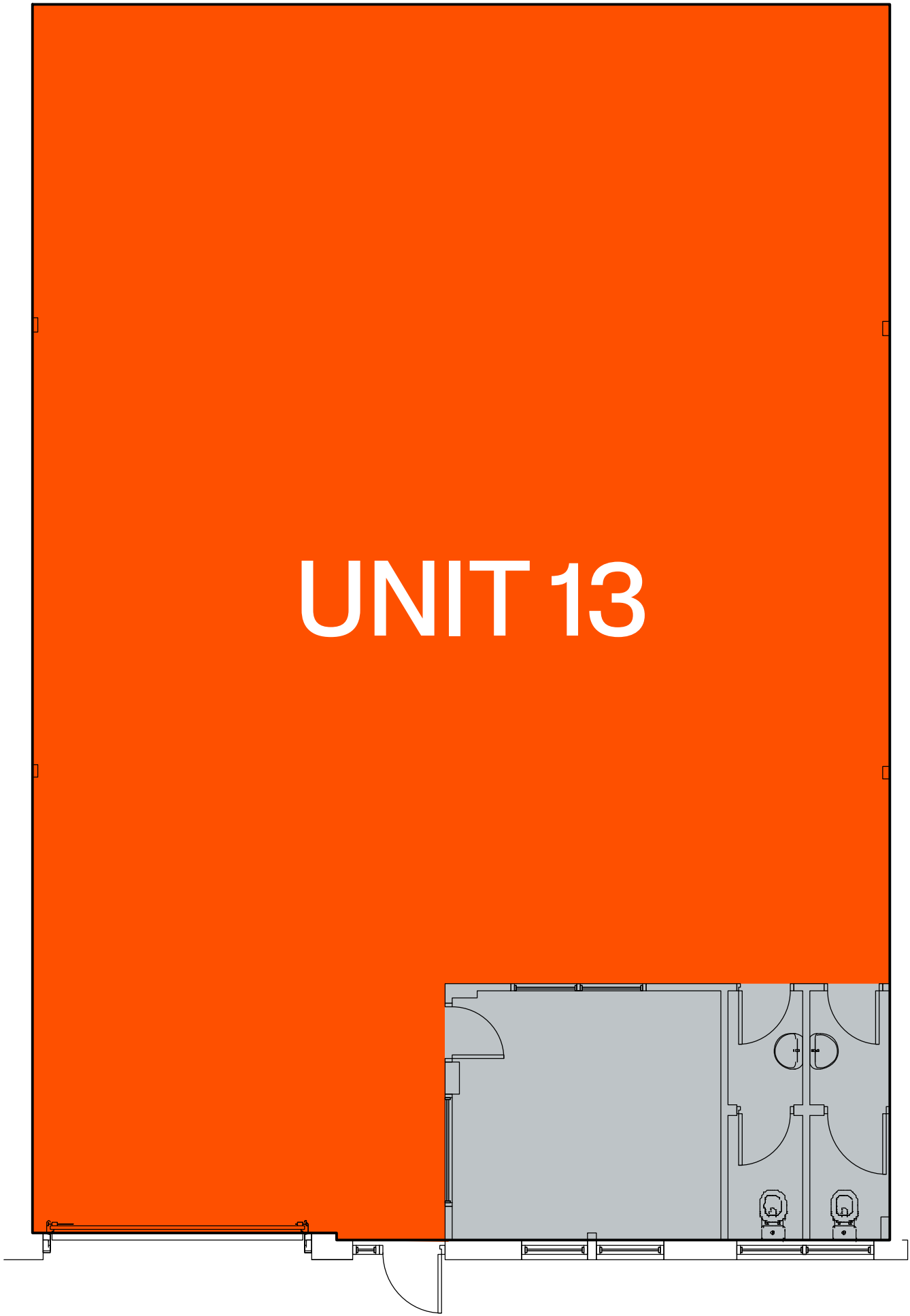
LED lighting



Roller shutter door



Office accommodation



\*images are indicative.

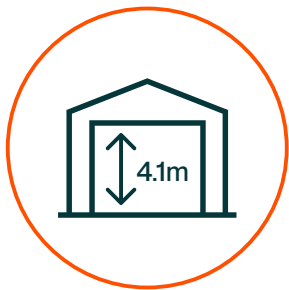


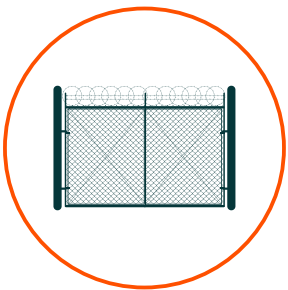
Warehousing that Works.




# Industrial and warehouse unit 16.


2,064 SQ FT (191.77 SQ M)  
All floor areas are approximate gross external areas.


- 

4.1m eaves height
- 

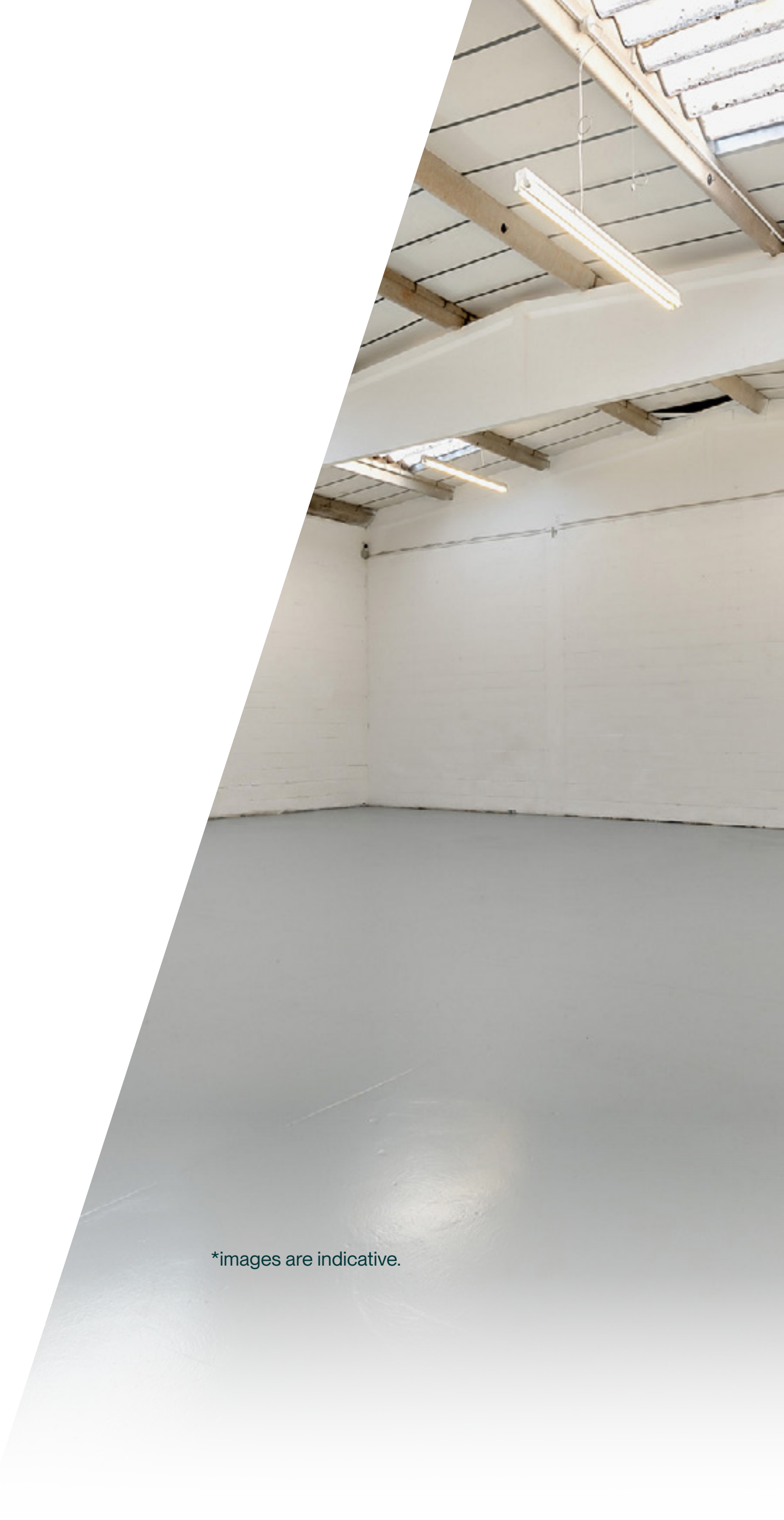
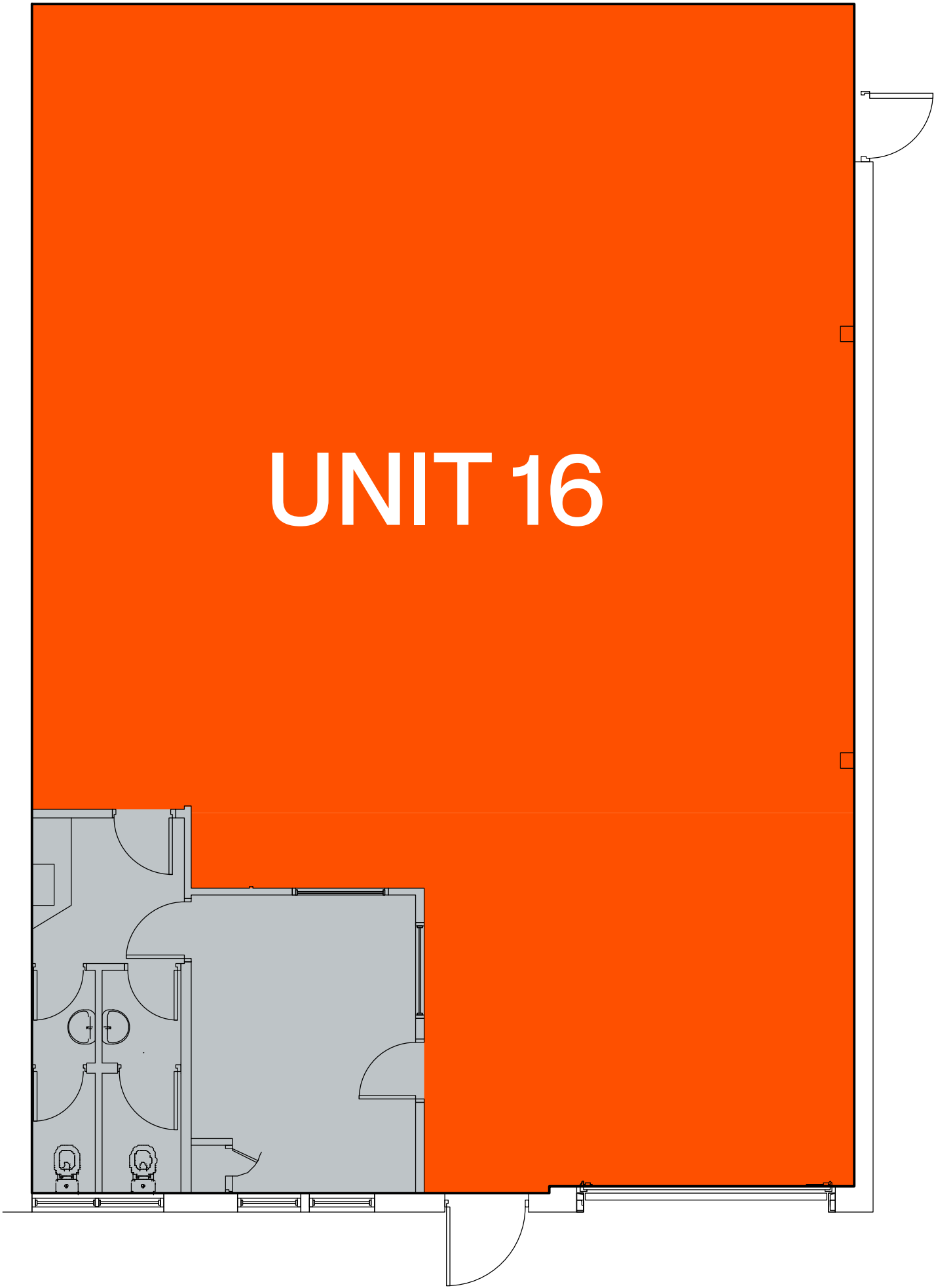
Fenced and gated estate
- 

Estate CCTV
- 

LED lighting
- 

Roller shutter door
- 

Office accommodation

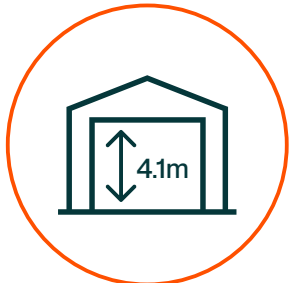


\*images are indicative.

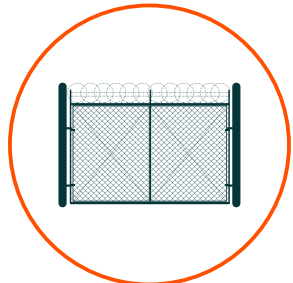
# Industrial and warehouse units 23 & 24.

2,034 SQ FT (188.97 SQ M) UP TO 4,074 SQ FT (378.49 SQ M) (UNITS COMBINED)

All floor areas are approximate gross external areas.



4.1m eaves height



Fenced and gated estate



Estate CCTV



LED lighting



Roller shutter doors



Office accommodation



Ability to create opening



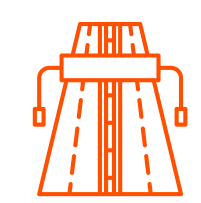
\*images are indicative.



Warehousing that Works.



# You're well-connected.



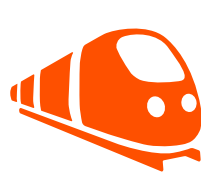
## MAJOR ROADS

M5 (J3) 5 miles  
M6 (J8) 11.4 miles



## TOWNS & CITIES

Halesowen 3.1 miles  
Stourbridge 3.2 miles  
Birmingham 14.2 miles



## TRAIN LINKS

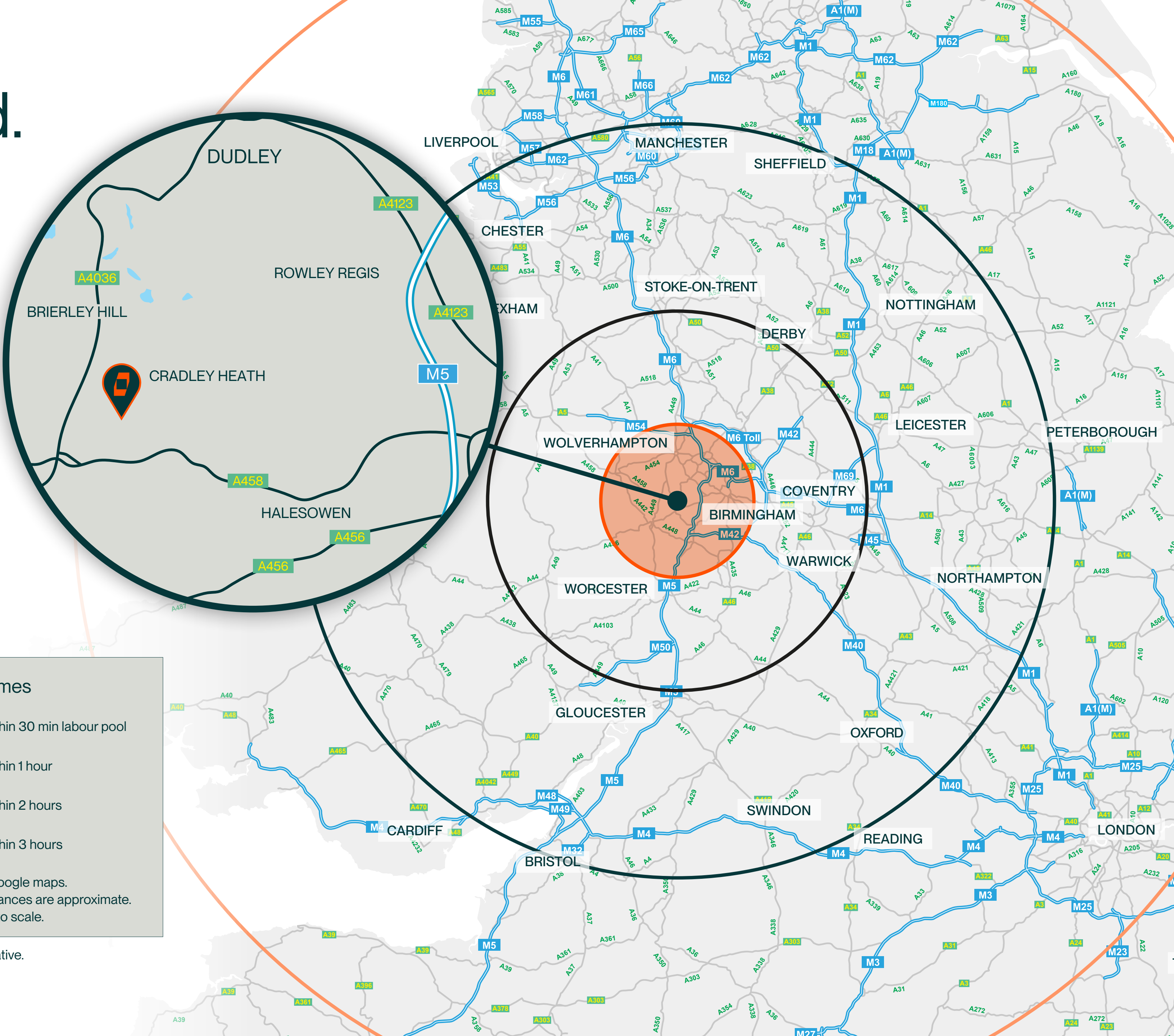
Cradley Heath Train Station 0.8 miles  
Lye Train Station 1.3 miles  
Birmingham New Street Station 10.6 miles

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.

Maps are indicative.



Warehousing that Works.





Warehousing that Works.

Indicative unit.





**REBECCA BEDDOWS**  
*Senior Customer Engagement Manager*  
07990 729 412  
rebecca.beddows@indurent.com



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. December 2025. TBDW 07593-01.



Warehousing that Works.

[indurent.com](https://indurent.com)

[X @indurentUK](#) [in @indurent](#) [@indurentUK](#)