/NDURENT

TORQUE, BIRMINGHAM

B24 0SA
///JOBS.PARTY.SHEEP



TO LET
22 NEW INDUSTRIAL / WAREHOUSE UNITS
UNDER CONSTRUCTION - AVAILABLE JANUARY 2027

4,542 SQ FT - 65,669 SQ FT
(423 SQ M - 6,100 SQ M)

1.3 miles from M6(J5).

Targeting BREEAM 'Excellent'.

Warehousing that Works.

High performance space for your business.

If you're looking for a high quality and well-positioned warehouse, Torque, Birmingham is a strong choice. This new industrial and distribution development is located within Birmingham's established industrial area, offering a market-leading specification in a proven location that supports a wide range of operational needs.

An ideal location for Birmingham.

Commanding a prominent position on Chester Road, the development is in close proximity to the Castle Bromwich factory of Jaguar Land Rover and adjacent to McDonalds, Aldi, Volvo and Selco.

The units are located just 1.3 miles from M6(J5) and 5.6 miles from Birmingham City Centre, England's second largest city with an approximate population of 1.14 million.



8.25 - 10.5m minimum internal height.



Up to 37.5m yard depth.



Fully fitted first floor offices.



Secure gated estate.



Ability to **combine units.**

Warehousing that Works.

Why choose Torque, Birmingham?

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 8.3 miles from Birmingham International Airport.



Warehousing that Works.

Aerial image.



Site situation.



Warehousing that Works.

You’re well-connected.

ROADS

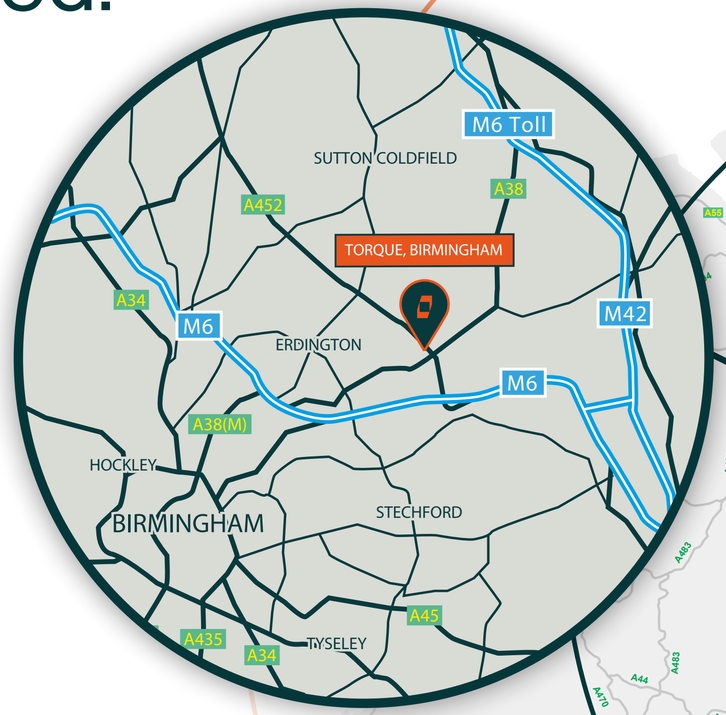
M6 (J5)	1.3 miles
M42 (J9)	4.6 miles
A38(M)	5.0 miles

AIRPORTS

Birmingham Airport	8.3 miles
East Midlands Airport	33.0 miles

CITIES

Birmingham	5.6 miles
Walsall	10.7 miles
Coventry	17.2 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.

Masterplan.



UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL
1	10,689 SQ FT (993 SQ M)	2,422 SQ FT (225 SQ M)	13,111 SQ FT (1,218 SQ M)
2	10,947 SQ FT (1,017 SQ M)	2,486 SQ FT (231 SQ M)	13,433 SQ FT (1,248 SQ M)
3	9,494 SQ FT (882 SQ M)	2,153 SQ FT (200 SQ M)	11,647 SQ FT (1,082 SQ M)
4	15,683 SQ FT (1,457 SQ M)	2,949 SQ FT (274 SQ M)	18,632 SQ FT (1,731 SQ M)
5	11,539 SQ FT (1,072 SQ M)	2,164 SQ FT (201 SQ M)	13,703 SQ FT (1,273 SQ M)
6	11,754 SQ FT (1,091 SQ M)	2,207 SQ FT (205 SQ M)	13,961 SQ FT (1,269 SQ M)

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL
7	11,991 SQ FT (1,114 SQ M)	2,250 SQ FT (209 SQ M)	14,241 SQ FT (1,323 SQ M)
8	13,186 SQ FT (1,225 SQ M)	2,476 SQ FT (230 SQ M)	15,662 SQ FT (1,455 SQ M)
9	28,944 SQ FT (2,680 SQ M)	3,659 SQ FT (340 SQ M)	32,603 SQ FT (3,020 SQ M)
10	29,601 SQ FT (2,750 SQ M)	3,465 SQ FT (322 SQ M)	33,066 SQ FT (3,072 SQ M)
11	3,476 SQ FT (323 SQ M)	1,066 SQ FT (99 SQ M)	4,542 SQ FT (422 SQ M)
12	3,671 SQ FT (341 SQ M)	1,119 SQ FT (104 SQ M)	4,790 SQ FT (445 SQ M)

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL
13	4,510 SQ FT (419 SQ M)	1,378 SQ FT (120 SQ M)	5,888 SQ FT (539 SQ M)
14	4,219 SQ FT (392 SQ M)	1,292 SQ FT (120 SQ M)	5,511 SQ FT (512 SQ M)
15	4,639 SQ FT (431 SQ M)	1,421 SQ FT (132 SQ M)	6,060 SQ FT (563 SQ M)
16	4,639 SQ FT (431 SQ M)	1,421 SQ FT (132 SQ M)	6,060 SQ FT (563 SQ M)
17	5,317 SQ FT (494 SQ M)	1,776 SQ FT (165 SQ M)	7,093 SQ FT (659 SQ M)
18	4,693 SQ FT (436 SQ M)	1,582 SQ FT (184 SQ M)	6,275 SQ FT (620 SQ M)

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL
19	8,428 SQ FT (783 SQ M)	1,948 SQ FT (147 SQ M)	10,376 SQ FT (930 SQ M)
20	8,654 SQ FT (803 SQ M)	2,002 SQ FT (186 SQ M)	10,656 SQ FT (990 SQ M)
21	9,451 SQ FT (878 SQ M)	2,174 SQ FT (201 SQ M)	11,625 SQ FT (1,080 SQ M)
22	10,150 SQ FT (943 SQ M)	2,336 SQ FT (217 SQ M)	12,486 SQ FT (1,160 SQ M)
TOTAL			271,421 SQ FT

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Warehousing that Works.

Masterplan is indicative.







Images are indicative.



Warehousing that Works.



Take a closer look

Sustainability.

BREEAM
Targeting BREEAM 'Excellent'

Energy Performance Certificate
Targeting EPC A+ rating

Roof Lights
15% warehouse roof lights increasing natural daylight

Renewable Technologies
A Net Zero Carbon for Regulated Energy Scheme

Responsible Sourcing
Low air permeability design

Electric Vehicle Charging
Included on site

Landscaping
Landscaped communal area enhancing biodiversity

Solar PV Panels
To be installed on all units

Bicycle Spaces
Exterior and interior cycle storage to encourage cycling to work

Enhanced Cladding
High performance insulated cladding and roof materials

Led Lighting
Highly efficient LED Lighting



Take a closer look

Warehousing that Works.



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/INDURENT

TORQUE, BIRMINGHAM

Discover more

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Warehousing that Works.