



INDURENT

TORQUE, BIRMINGHAM

B24 OSA
///JOBS.PARTY.SHEEP

UNIT 9: 32,603 SQ FT (3,020 SQ M)
UNIT 10: 33,066 SQ FT (3,072 SQ M)

Available as Combined
65,669 SQ FT (6,100 SQ M)

Available From October 2026.



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.



10.5m minimum internal height.



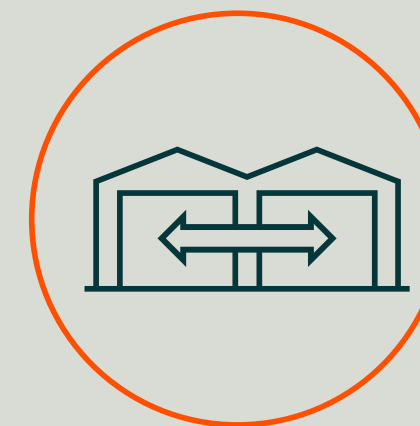
Up to 37.5m yard depth.



Fully fitted first floor offices.



Unit 9: 236 kVA
Unit 10: 246 kVA
(combined 482 kVA)



Ability to combine units.

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.

UNITS 9 & 10

SELCO BUILDERS

INDURENT TORQUE, BIRMINGHAM

VOLVO

SELF STORAGE
(PRE SOLD)

EV CHARGING FACILITY
(PRE SOLD)

Site situation.



Birmingham

Fort Shopping Park

Fort Dunlop

M6

J5 M6

B&Q

Ravenside Retail Park

Castle Vale Retail Park

Kingsbury Road

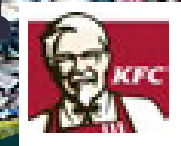
UNITS 9 & 10

A452

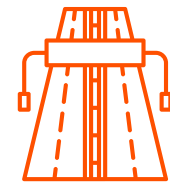
Erdington Industrial Park

Chester Road

Warehousing that Works.

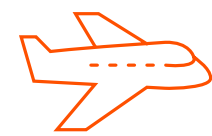


You're well-connected.



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



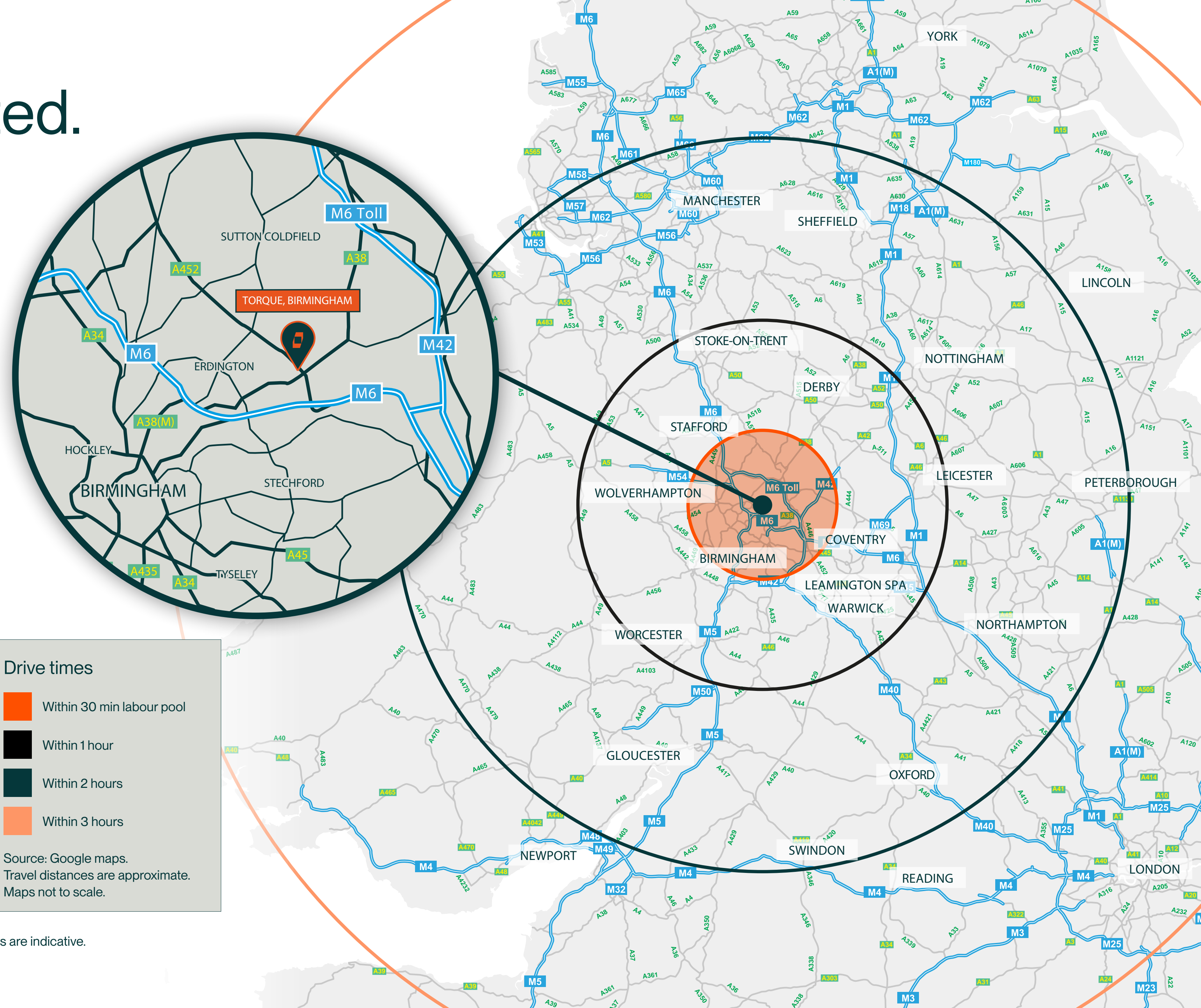
CITIES

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.

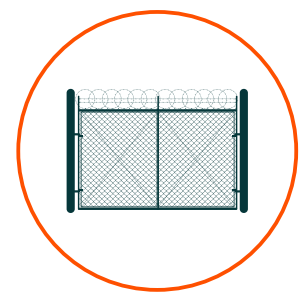


Maps are indicative.

Schedule of accommodation.

	UNIT 9	UNIT 10
GROUND FLOOR	28,944 SQ FT (2,680 SQ M)	29,601 SQ FT (2,750 SQ M)
FIRST FLOOR	3,659 SQ FT (340 SQ M)	3,465 SQ FT (322 SQ M)
TOTAL	32,603 SQ FT (3,020 SQ M)	33,066 SQ FT (3,072 SQ M)
LEVEL ACCESS LOADING DOORS	3	3
EAVES HEIGHT	10.5M	10.5M
CAR PARKING SPACES	30	28
YARD DEPTH	37M	37.5M
POWER	236 kVA	246 kVA

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



Large secure yard with separate car park



50 kN sq/m floor loading



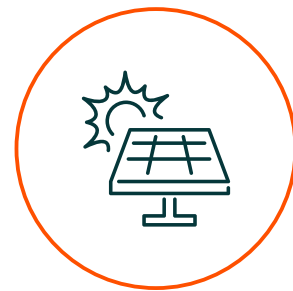
Fitted out offices



EV charging points



Targeting EPC A+ rating



Solar panel provision



Unit plans.

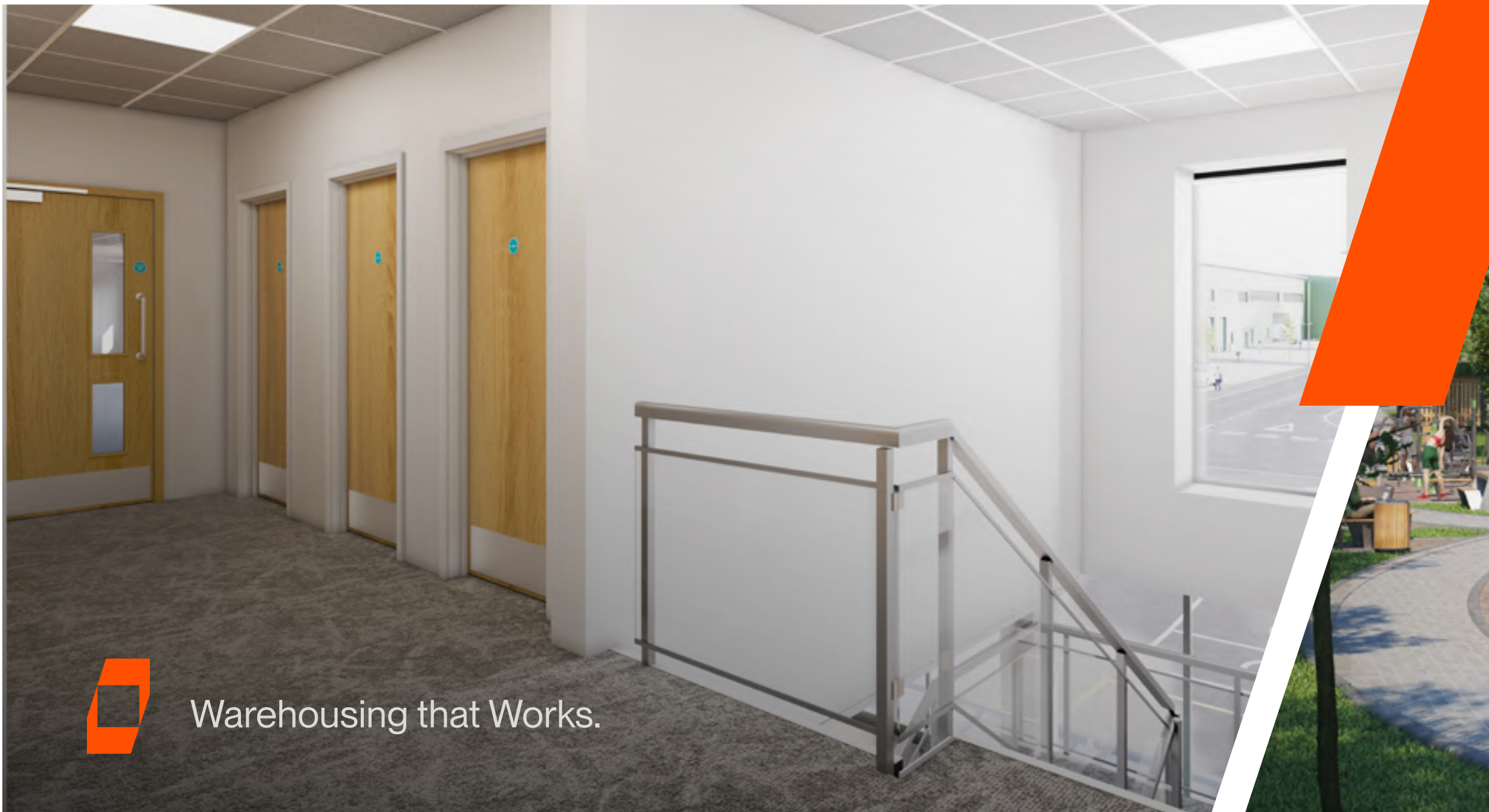
UNIT 9	32,603 SQ FT (3,020 SQ M)
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OPTION TO COMBINE UNITS	



Unit plan is indicative.

Masterplan.





Warehousing that Works.

Sustainability.



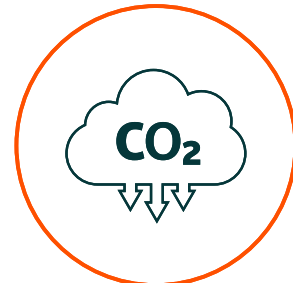
BREEAM
Targeting BREEAM
'Excellent'



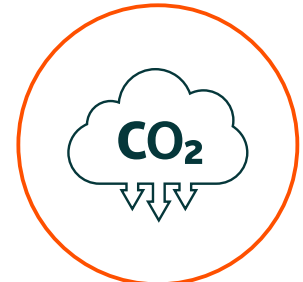
**EPC A+
rating**
Energy
Performance
Certificate
Targeting
EPC A+ rating



Roof Lights
15% warehouse roof
lights increasing natural
daylight



**Renewable
Technologies**
A Net Zero Carbon for
Regulated Energy Scheme



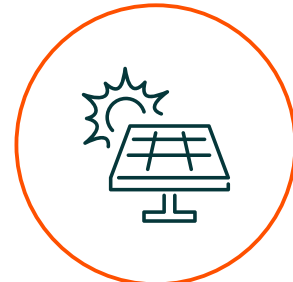
**Responsible
Sourcing**
Low air permeability
design



**Electric Vehicle
Charging**
Included on site



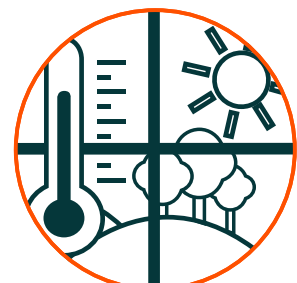
Landscaping
Landscaped communal
area enhancing
biodiversity



**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





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