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TORQUE, BIRMINGHAM

B24 0SA
///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 January 2027.

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.**

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.



You’re well-connected.

ROADS

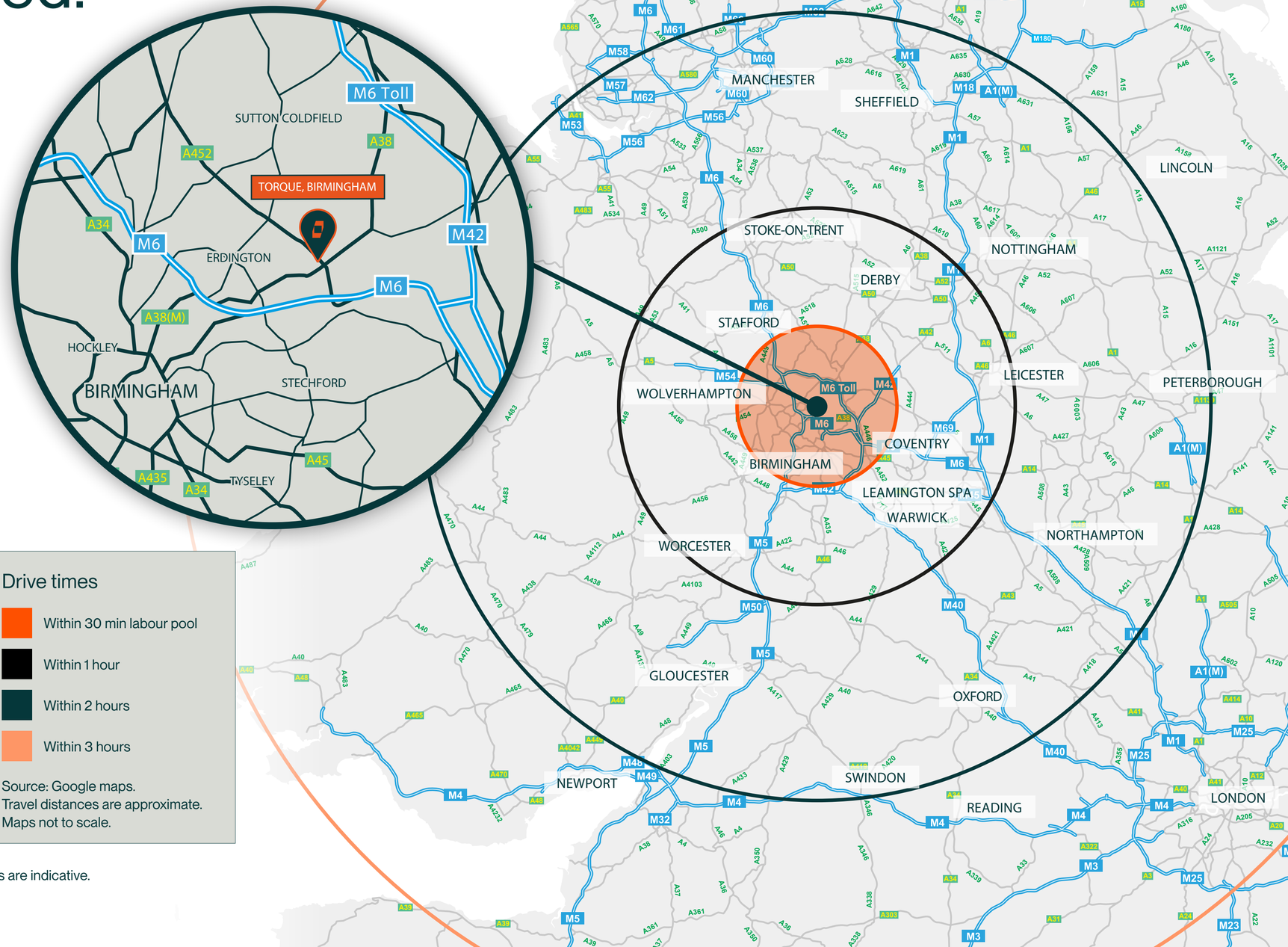
M6 (J5)	1.3 miles
M42 (J9)	4.6 miles
A38(M)	5.0 miles

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.

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

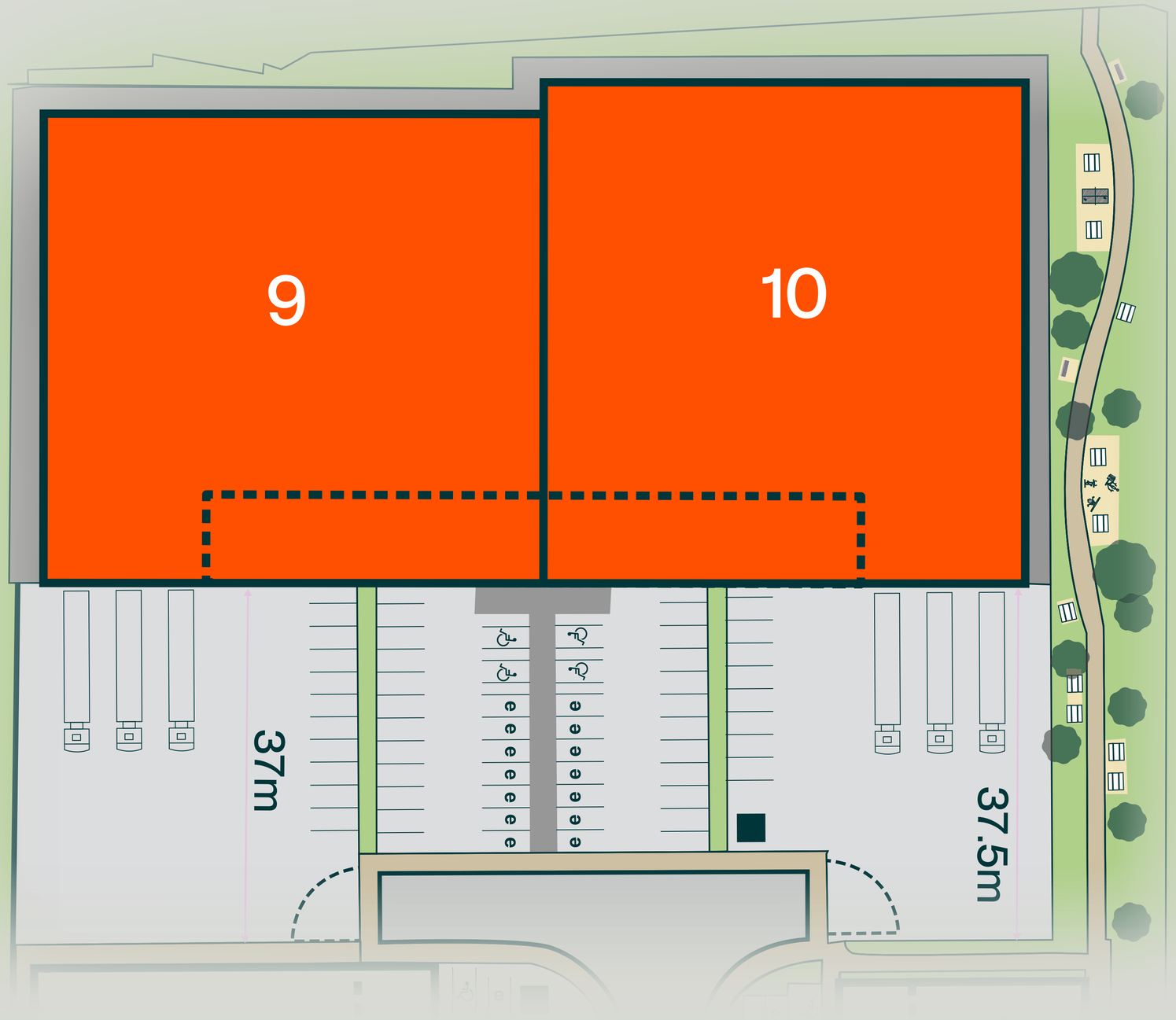


Warehousing that Works.

Take a closer look

Unit plans.

UNIT 9	32,603 SQ FT (3,020 SQ M)
UNIT 10	33,066 SQ FT (3,072 SQ M)
OPTION TO COMBINE UNITS	



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Unit plan is indicative.

Warehousing that Works.

Masterplan.

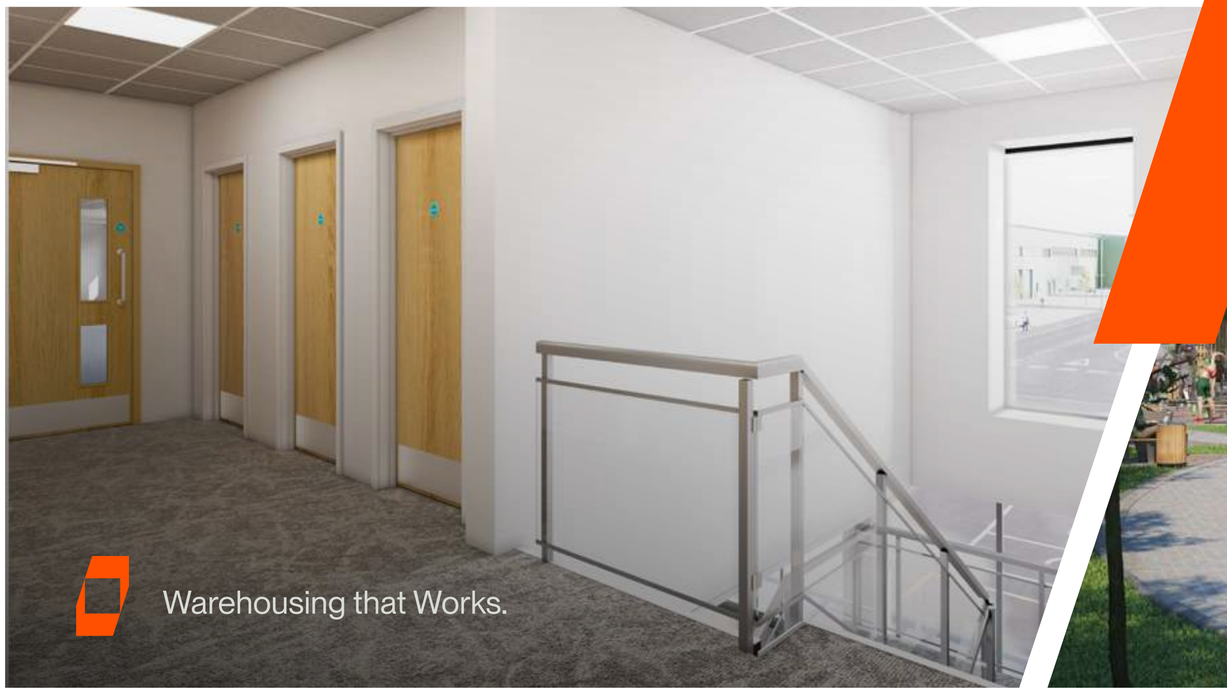


Warehousing that Works.

Masterplan is 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.

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