/INDURENT

DORANDA WAY INDUSTRIAL PARK

WEST BROMWICH B71 4LE
///BONUS.TAPS.BRIGHT



TO LET

UNIT C: 23,936 SQ FT (2,223 SQ M)

Available Q1 2027.

Strategically located close to the M5 (J1).

To be refurbished.

Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Indurent Doranda Way Industrial Park offers warehouses that will deliver benefits for your business, your people and the environment.

An ideal location for Birmingham.

Indurent Doranda Way Industrial Park offers high-quality industrial space within the Black Country, a well-established centre for manufacturing and engineering, and one of the West Midlands' most established distribution locations. Positioned adjacent to Junction 1 of the M5 motorway, the estate provides excellent connectivity across the Midlands and wider UK, with Birmingham City centre just 4 miles away. The fully self-contained units are designed to support a range of operational requirements, while the established business location and strong transport links make the estate well placed for long-term growth and investment.



Office accommodation.



Secure yard.



Car parking.



Established trade counter location.

Warehousing that Works.

You’re well-connected.

MAJOR ROADS

M5 (J1)	1 mile
A41	1 mile
M6	4 miles
M42	14 miles

TOWNS AND CITIES

Birmingham City Centre	4 miles
Wolverhampton	11 miles
Coventry	27 miles
Manchester	81 miles
London	129 miles

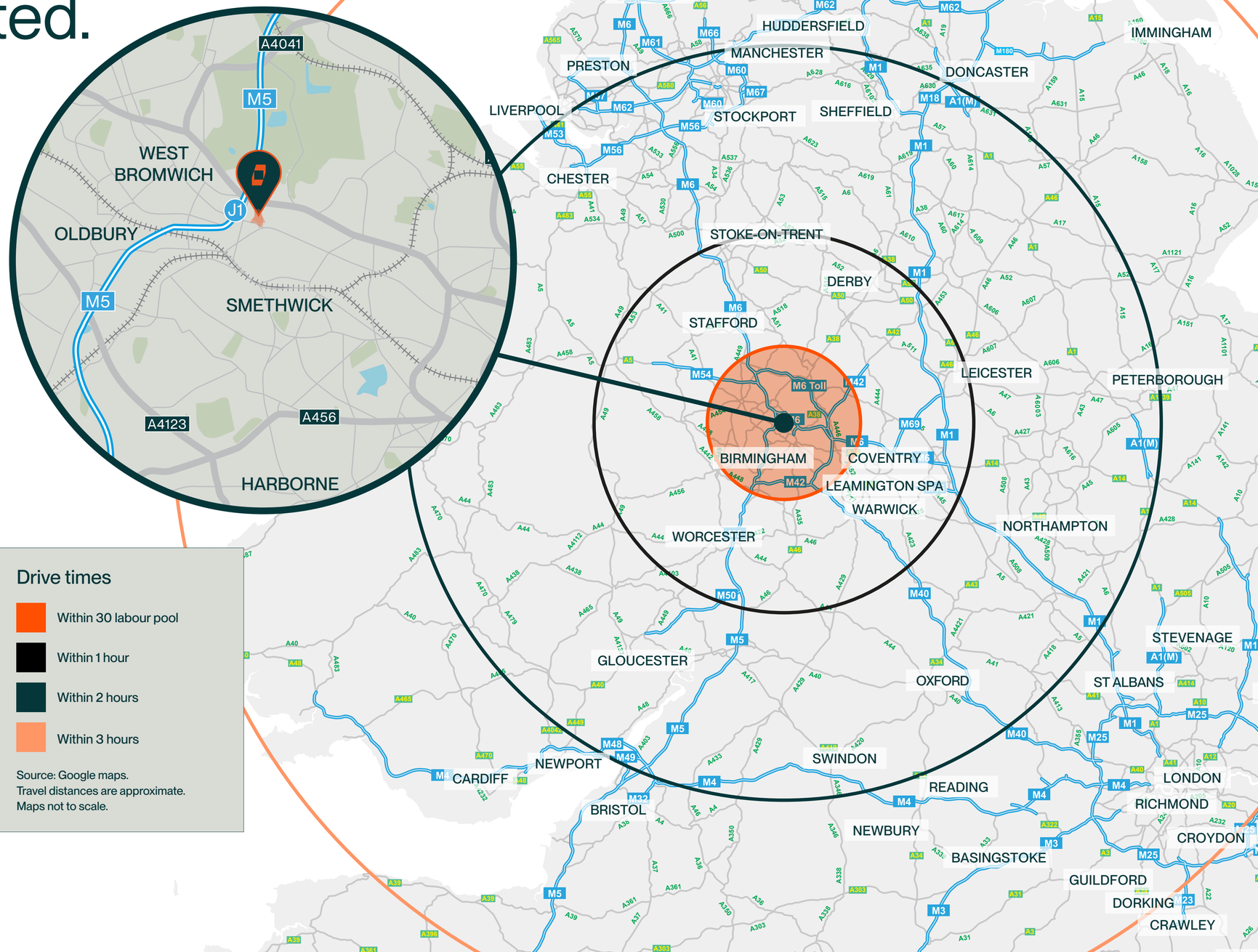
AIRPORTS

Birmingham Airport	21 miles
Coventry Airport	32 miles
East Midlands Airport	45 miles
Heathrow Airport	118 miles

RAIL

Birmingham New Street Station	5 miles
Wolverhampton Station	11 miles
Birmingham International Station	20 miles
Birmingham Snow Hill Station	45 miles

Warehousing that Works.



Drive times

- Within 30 labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

Schedule of accommodation.

	UNIT C
WAREHOUSE	20,880 SQ FT (1,939 SQ M)
FIRST FLOOR OFFICE	3,056 SQ FT (284 SQ M)
TOTAL	23,936 SQ FT (2,223 SQ M)
EAVES HEIGHT	6.3M
EPC RATING	B
LEVEL ACCESS LOADING DOORS	2
YARD DEPTH	35M
CAR PARKING SPACES	15

All floor areas are approximate gross internal areas.



Eaves height of 6.3m



2 level access loading doors

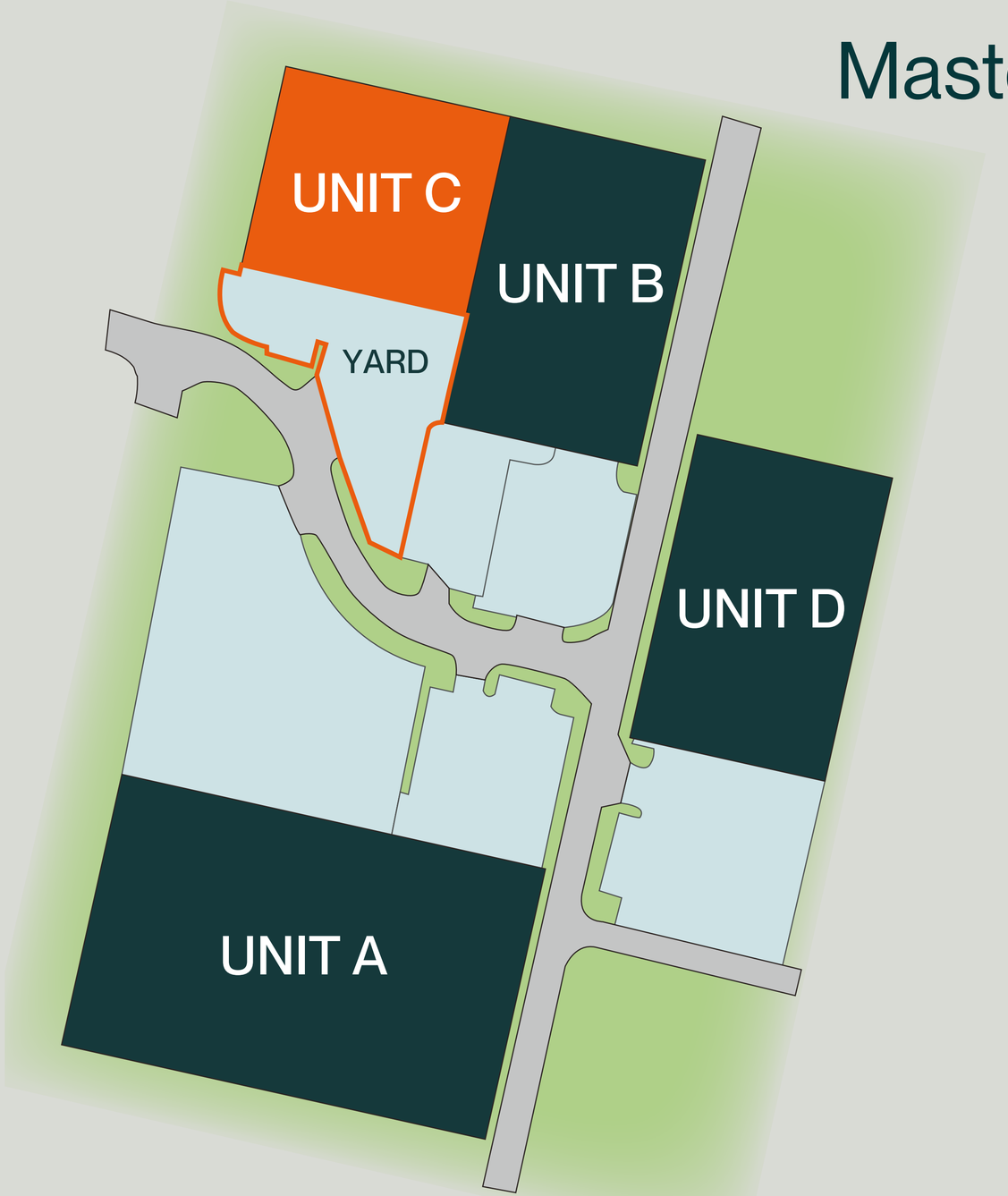


LED Lighting

Take a closer look →

Warehousing that Works.

Masterplan.



Masterplan is indicative.

Aerial.


WEST BROMWICH
2 MILES
0.5 MILES TO M5 (J1)
4 MILES TO M6
BIRMINGHAM
4 MILES
M5
J1
A4252
NORCROS GROUP LIMITED
UNIT C
DORANDA WAY
WOLSELEY UK
ADI TREATMENT LTD



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DORANDA WAY INDUSTRIAL PARK

Discover more

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Warehousing that Works.

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