



# INDURENT

NETWORK PARK, BIRMINGHAM

B8 1AU  
///METRO.OVER.RACED

## INDUSTRIAL/WAREHOUSE FACILITY

UNIT 8: 10,066 SQ FT (935.25 SQ M)

UNIT 9: 15,018 SQ FT (1,395.22 SQ M)

Available now



Extensively refurbished warehouse units.



City centre and J6 M6 within 10 minutes.



EPC rating of B.

Warehousing that Works.

# High performance space for your business.

Customers at Network Park will benefit from a well-connected location just 3.5 miles north east of Birmingham city centre, in the established Birmingham Heartlands area. Fast access to the Heartlands Spine Road puts you on a dual carriageway network that links directly to Junction 5 of the M6, around 2 miles away, helping you move goods and reach customers with ease.

The A47 gives you a clear route into the Middle Ring Road, the A38M Aston Expressway and the city centre. This makes daily travel straightforward and supports reliable distribution across Birmingham and beyond.

Be part of a strong industrial location, close to well-known occupiers including Greggs, Booker, Smurfit Kappa, DHL, IMI Truflo Marine and Hydraforce Hydraulics. Jaguar Land Rover's Castle Bromwich plant is around 3 miles away, along with other established businesses such as Dunlop Aircraft Tyres. This places customers in a proven environment, with a skilled workforce and an active supply chain nearby.

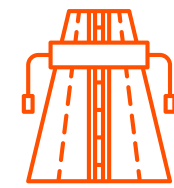


# You're well-connected.



## CITIES/MAJOR TOWNS

Birmingham	3.5 miles	9 mins
Solihull	9.6 miles	22 mins
Tamworth	15.9 miles	28 mins
Wolverhampton	17.6 miles	30 mins
Coventry	21.8 miles	35 mins
Derby	41 miles	55 mins



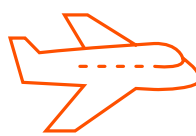
## MAJOR ROADS

A45	1.9 miles	6 mins
M6	2.7 miles	7 mins
A38	2.2 miles	9 mins
A41	3.6 miles	12 mins
M5	7.3 miles	15 mins
M42	7.2 miles	23 mins



## RAIL TERMINALS

Duddeston (Freight)	0.3 miles	2 mins
Adderley Park (Freight)	0.5 miles	4 mins
Aston	1.9 miles	6 mins
Birmingham Moor Street	2.5 miles	12 mins
Birmingham New Street	3.8 miles	14 mins



## AIRPORTS

Birmingham Airport	11.9 miles	23 mins
East Midlands Airport	40 miles	47 mins



Warehousing that Works.



### Drive times

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

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

Distances and driving times are approximate as taken from GoogleMaps and will vary according to driving conditions.

# Schedule of accommodation.

	UNIT 8	UNIT 9
WAREHOUSE	8,149 SQ FT (757.06 SQ M)	12,663 SQ FT (1,176.43 SQ M)
FIRST FLOOR	1,393 SQ FT (129.43 SQ M)	1,798 SQ FT (167.04 SQ M)
RECEPTION & WELFARE SPACE (GF AND FF)	524 SQ FT (48.68 SQ M)	557 SQ FT (51.75 SQ M)
TOTAL	10,066 SQ FT (935.25 SQ M)	15,018 SQ FT(1,395.22 SQ M)
CAR PARKING SPACES	16	16

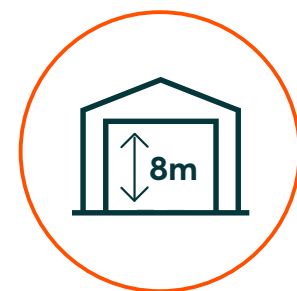
All floor areas are approximate gross internal areas.

# Specifications.



EPC B  
rating

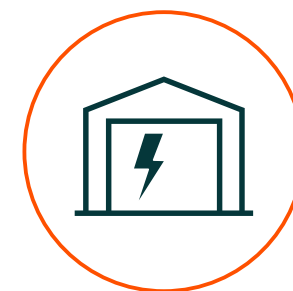
EPC rated B



Minimum eaves  
height 8m



Refurbished office  
& welfare facilities



Electric roller  
shutter doors



25m deep concrete  
service yards



Secure site including  
out-of-hours electronic  
gate and CCTV



Generous parking  
provision



LED Lights



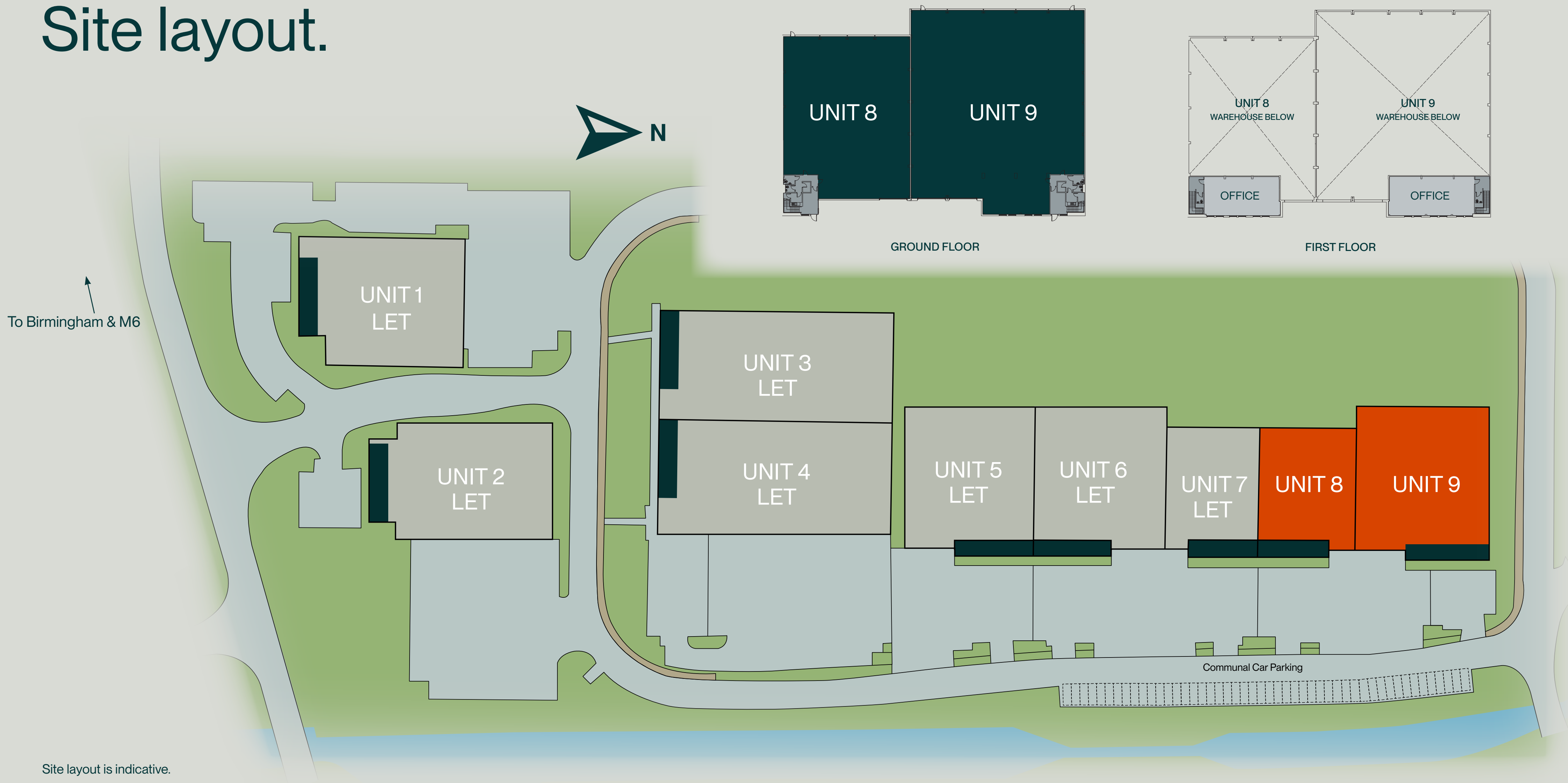
3 phase power



Warehousing that Works.



# Site layout.




Site layout is indicative.



**JACK DUTTON**

*Asset Manager*

 07586 696 382

 jack.dutton@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. April 2026. TBDW 05701-25.