



INDURENT

PARK LONGBRIDGE

B45 9AZ

///SILKS.LOSES.FORMS



Targeting BREEAM
Excellent.



Targeting EPC A+
standards.

12 BRAND NEW WAREHOUSE UNITS

UNITS RANGING FROM:
10,085 SQ FT - 41,595 SQ FT
(937 SQ M - 3,864 SQ M)

Available from Q1 2027

Warehousing that Works.

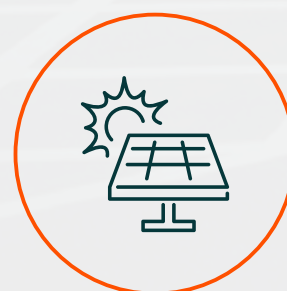
High performance space for your business.

Located south-west of Birmingham city centre, Indurent Park Longbridge boasts excellent access to the A38, M5 and M42, Birmingham City Centre and the wider West Midlands transport network.

Indurent Park Longbridge is backed by a £50 million investment and will deliver over 337,000 sq ft of high-quality industrial and logistics space across 13 units, targeting BREEAM 'Excellent' and EPC A+ standards. This modern, energy-efficient hub will support high-growth sectors including advanced manufacturing, logistics, and distribution - creating hundreds of jobs, construction roles and extensive opportunities for local skills development.



Up to 50 kN/sq m.



PV solar panels. (Roofs designed to take 100% PV as standard).



Detailed planning permission for E(g) (iii), B2 & B8 uses.



EV car charging.



15% roof lights.



Targeting BREEAM Excellent.



Targeting EPC A+ standards.

Why choose Longbridge?



Longbridge is one of the UK's largest regeneration projects, with over £1 billion invested into transforming the former MG Rover site into a thriving business, residential and leisure destination.



Indurent Park Longbridge alone will deliver 590 permanent jobs and 280 construction roles, with thousands more created across the wider Longbridge development.



Just 20 minutes by train or 8 miles by road to Birmingham City Centre, Longbridge offers direct rail links and easy access to the M5, M42 and A38 - ideal for commuting, logistics and client visits.



From green corridors and riverside parks to cycle paths and outdoor gyms, Longbridge is designed with wellbeing in mind - encouraging active travel, nature connection and healthier lifestyles.



From major employers and advanced manufacturing hubs to growing business parks and retail centres, Longbridge supports a thriving local workforce - creating opportunity, skills development and long-term economic growth.

Indicative computer generated image of Indurent Park Longbridge.

You're well-connected.

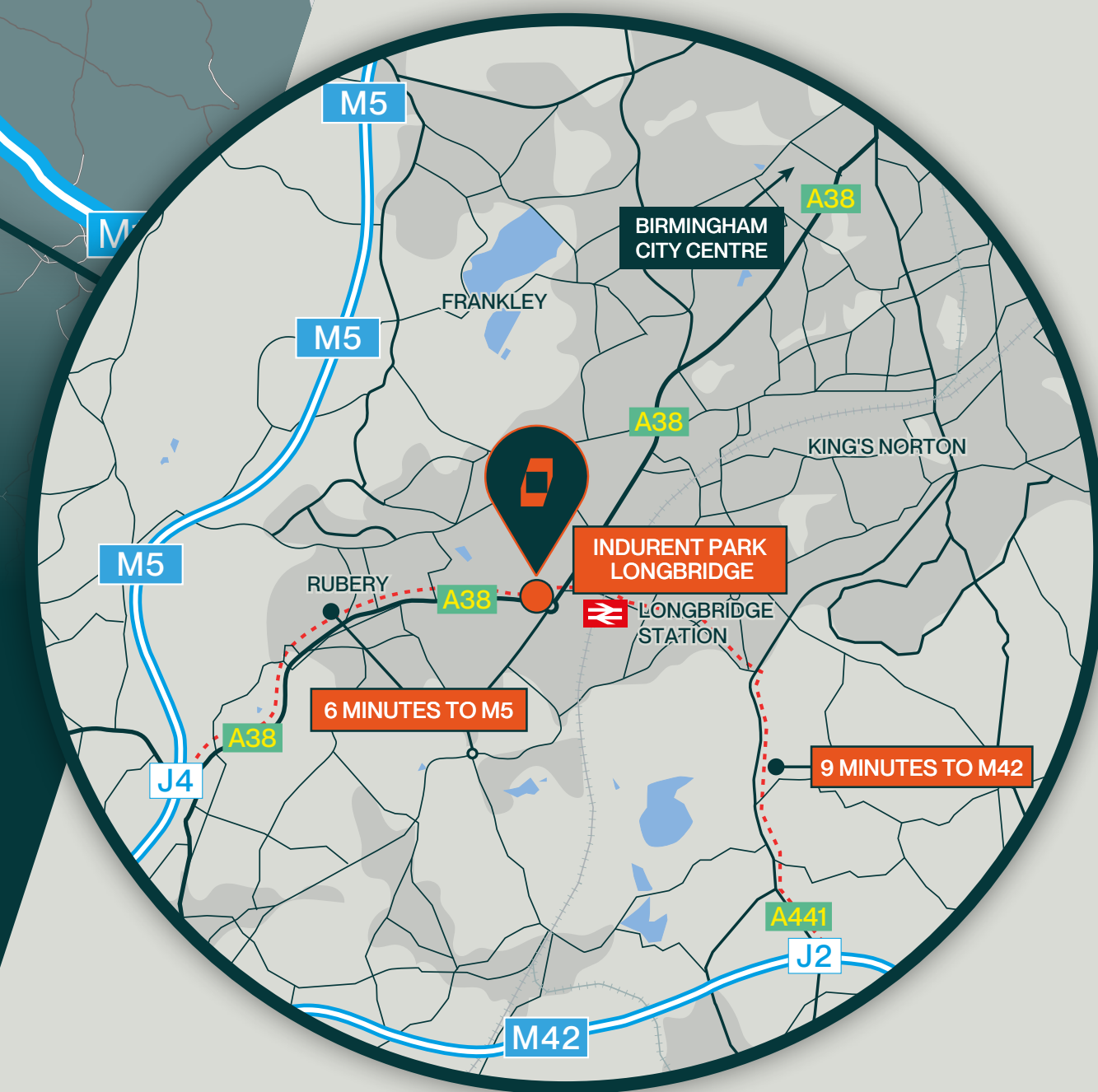


RAIL STATIONS	MILES
Longbridge	1
Middleton Hall Road	3
Barnt Green	3
Kings Norton	4
Birmingham New St	8

CITIES	MILES
Birmingham	8
Worcester	21
Wolverhampton	21
Coventry	33
Gloucester	45
Central London	115

MOTORWAY JUNCTIONS	MILES
M5 J4	3
M42 J2	4
M42 J1	5
M42 J3	7
M5 J3	9

AIRPORTS	MILES
Birmingham Airport	20
East Midlands Airport	50
Manchester Airport	90
Bristol Airport	90



1.5 hours
HGV drive time
Population **6,250,814**

3 hours
HGV drive time
Population **25,471,773**

Disclaimer: Drive times are calculated using a maximum speed of 70 km/h, with an average travel speed approximately 13% lower than that of a standard car. Please note that actual travel times and distances may vary significantly due to factors such as road conditions, time of day, traffic, roadworks, weather, legal restrictions, and other unforeseen circumstances. This estimate is provided for general guidance only and should not be used for precise route planning or scheduling. Travel distances are indicative, taken from Google Maps.

Travel times indicative only.

Masterplan.

Masterplan is indicative.



UNIT	TOTAL SIZE
UNIT 15	114,375 SQ FT
UNIT 11	33,609 SQ FT
UNIT 8A	10,085 SQ FT
UNIT 8B	11,775 SQ FT
UNIT 8C	10,965 SQ FT
UNIT 2	16,769 SQ FT
UNIT 4	20,789 SQ FT
UNIT 6	15,583 SQ FT
UNIT 8	11,033 SQ FT
UNIT 9	12,494 SQ FT
UNIT 7	14,348 SQ FT
UNIT 5	25,765 SQ FT
UNIT 3	41,595 SQ FT

Total size includes amenity area.
Development layout is indicative.
Separate Unit 15 brochure available.



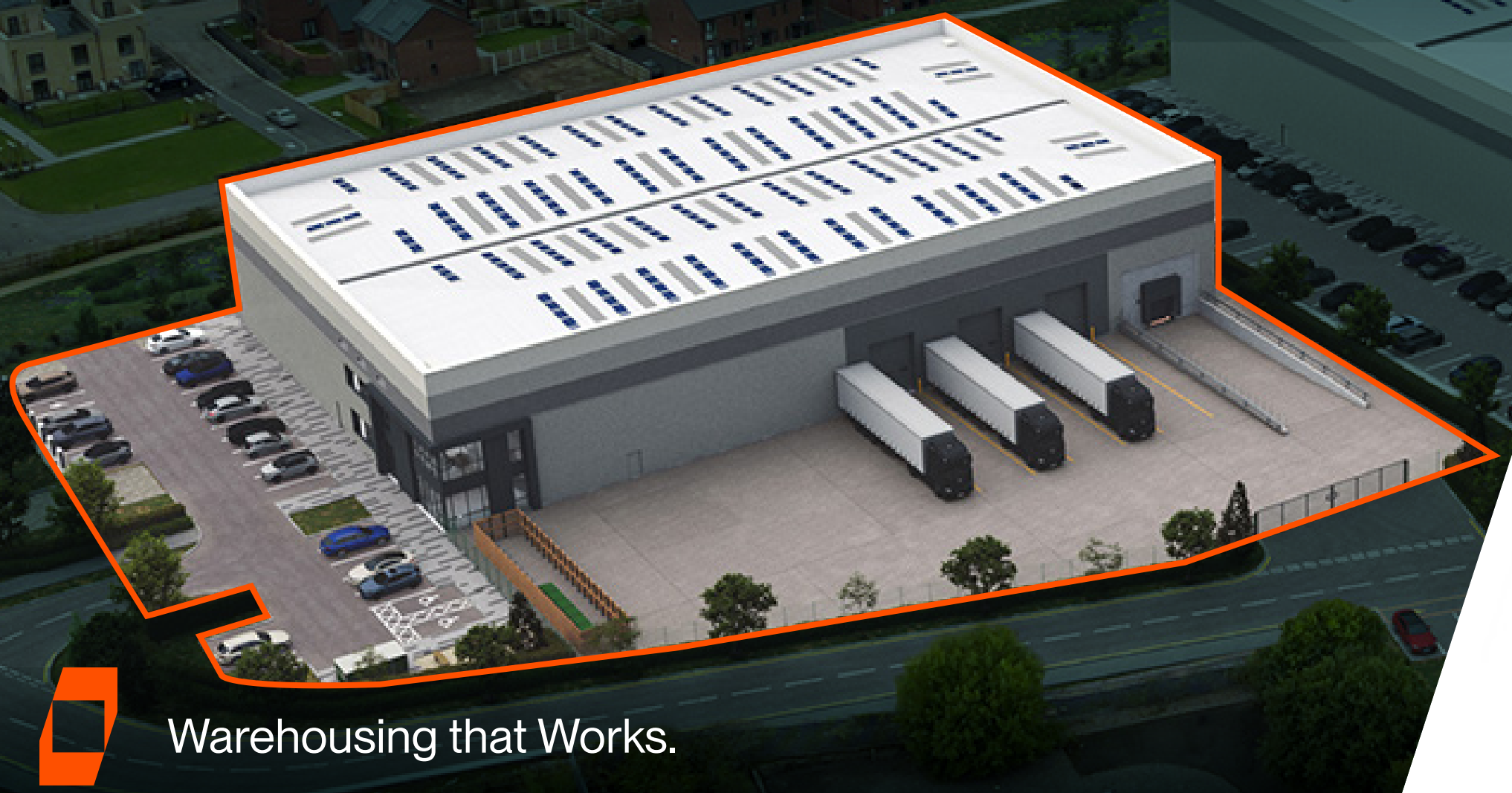
Warehousing that Works.

Unit plan.



UNIT 11

WAREHOUSE	29,928 SQ FT (2,780 SQ M)
GF OFFICE/CORE	691 SQ FT (64 SQ M)
FF OFFICE/CORE	1,466 SQ FT (136 SQ M)
AMENITY AREA	1,524 SQ FT (142 SQ M)
TOTAL GIA	33,609 SQ FT (3,122 SQ M)
CAR PARKING	29
CLEAR INTERNAL HEIGHT	10M
YARD DEPTH	35M
DOCK DOORS	1
LEVEL LOADING DOORS	3
POWER CAPACITY	800kVA



Warehousing that Works.

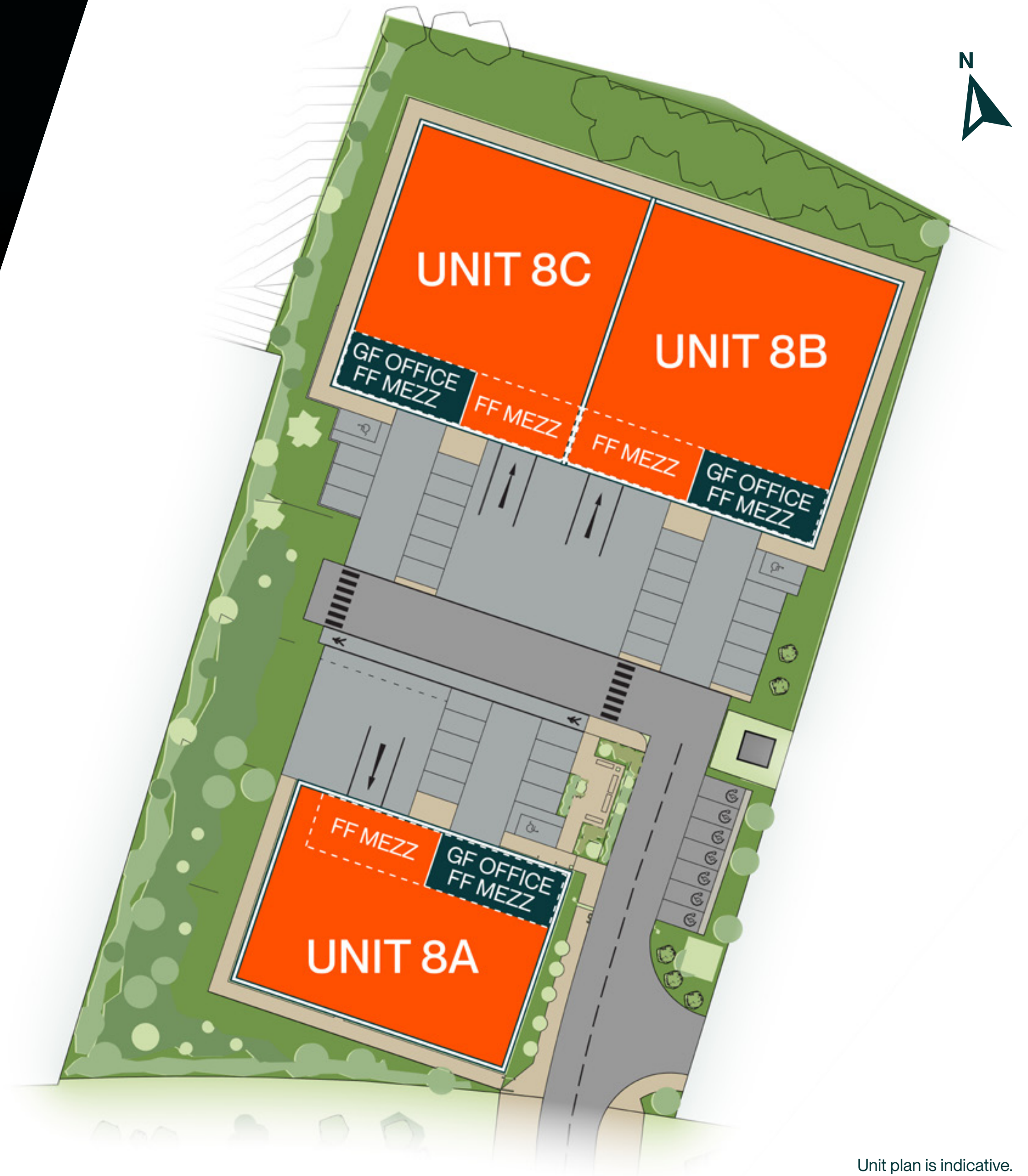
Unit plan is indicative.

Unit plan.

	UNIT 8A	UNIT 8B	UNIT 8C
WAREHOUSE	6,959 SQ FT (646 SQ M)	8,830 SQ FT (820 SQ M)	8,159 SQ FT (758 SQ M)
GF OFFICE/CORE	1,047 SQ FT (97 SQ M)	1,049 SQ FT (97 SQ M)	1,047 SQ FT (97 SQ M)
FF MEZZANINE	2,079 SQ FT (193 SQ M)	1,896 SQ FT (176 SQ M)	1,759 SQ FT (163 SQ M)
TOTAL GIA	10,085 SQ FT (937 SQ M)	11,775 SQ FT (1,094 SQ M)	10,965 SQ FT (1,019 SQ M)
CAR PARKING	9	10	9
CLEAR INTERNAL HEIGHT	8M	8M	8M
YARD DEPTH	14M	19M	19M
LEVEL LOADING DOORS	1	1	1
POWER CAPACITY	125kVA	150kVA	150kVA



Warehousing that Works.



Unit plan is indicative.

Unit plan.

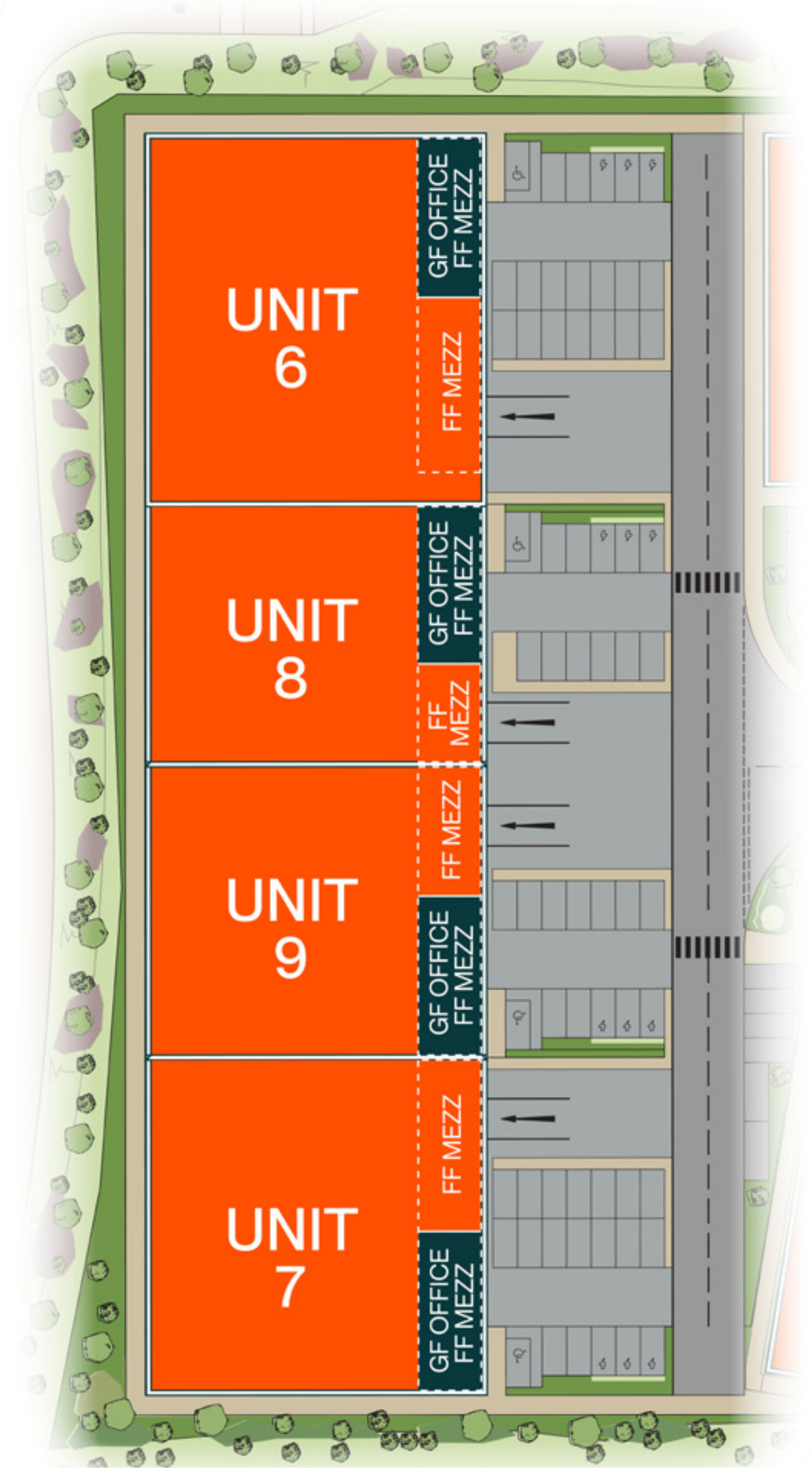
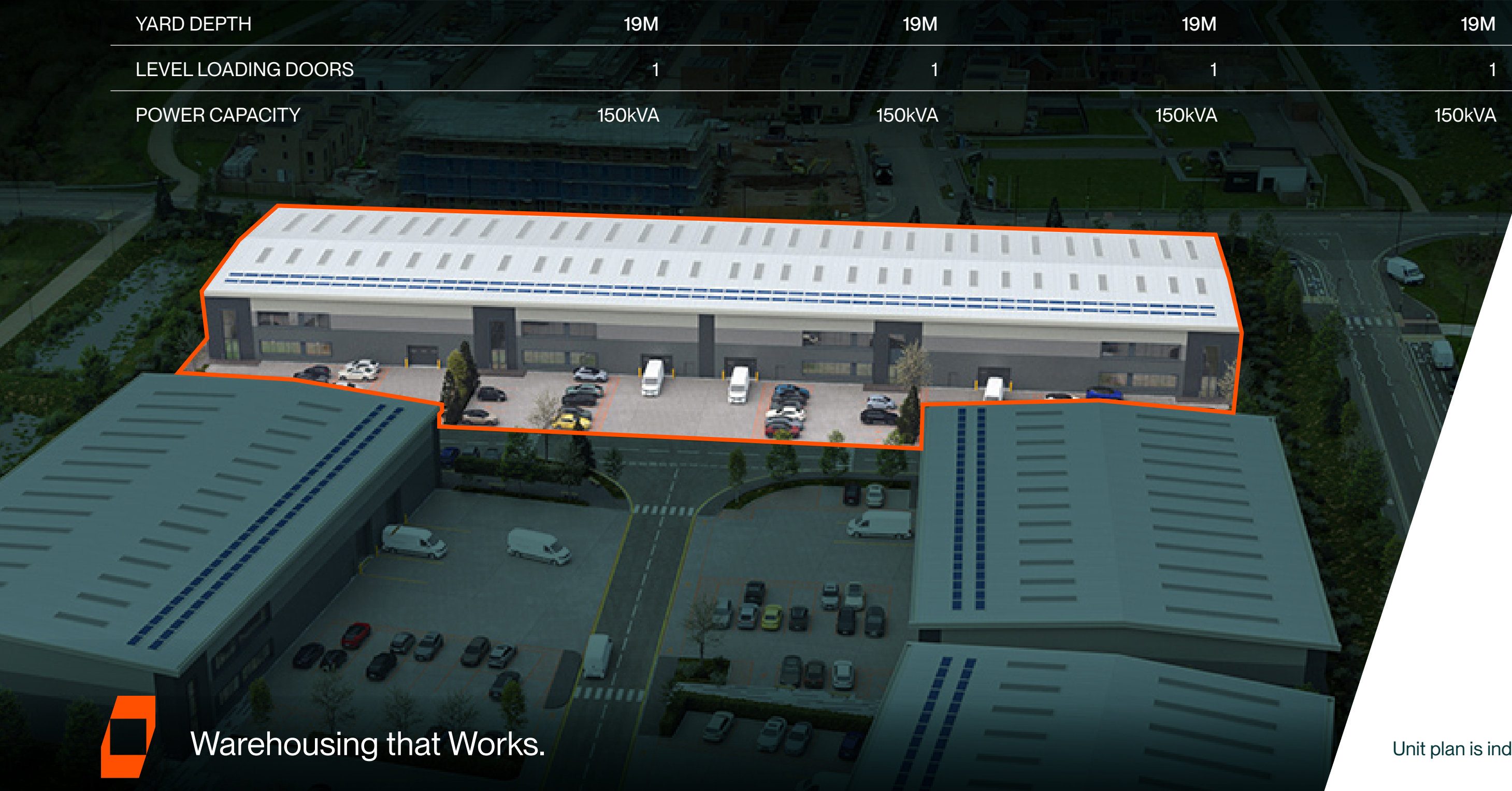


	UNIT 2	UNIT 4	UNIT 5
WAREHOUSE	14,006 SQ FT (1,301 SQ M)	17,710 SQ FT (1,645 SQ M)	21,976 SQ FT (2,042 SQ M)
GF OFFICE/CORE	1,000 SQ FT (93 SQ M)	1,000 SQ FT (93 SQ M)	1,311 SQ FT (122 SQ M)
FF MEZZANINE	1,763 SQ FT (164 SQ M)	2,079 SQ FT (193 SQ M)	2,478 SQ FT (230 SQ M)
TOTAL GIA	16,769 SQ FT (1,558 SQ M)	20,789 SQ FT (1,931 SQ M)	25,765 SQ FT (2,394 SQ M)
CAR PARKING	15	19	23
CLEAR INTERNAL HEIGHT	8M	8M	8M
YARD DEPTH	19M	19M	24M
LEVEL LOADING DOORS	1	1	2
POWER CAPACITY	275kVA	275kVA	275kVA



/ Unit plan.

	UNIT 6	UNIT 8	UNIT 9	UNIT 7
WAREHOUSE	12,247 SQ FT (1,138 SQ M)	8,331 SQ FT (774 SQ M)	9,475 SQ FT (880 SQ M)	11,033 SQ FT (1,025 SQ M)
GF OFFICE/CORE	1,120 SQ FT (104 SQ M)	1,047 SQ FT (97 SQ M)	1,120 SQ FT (104 SQ M)	1,120 SQ FT (104 SQ M)
FF MEZZANINE	2,216 SQ FT (206 SQ M)	1,655 SQ FT (154 SQ M)	1,899 SQ FT (176 SQ M)	2,195 SQ FT (204 SQ M)
TOTAL GIA	15,583 SQ FT (1,448 SQ M)	11,033 SQ FT (1,025 SQ M)	12,494 SQ FT (1,161 SQ M)	14,348 SQ FT (1,333 SQ M)
CAR PARKING	14	10	11	13
CLEAR INTERNAL HEIGHT	8M	8M	8M	8M
YARD DEPTH	19M	19M	19M	19M
LEVEL LOADING DOORS	1	1	1	1
POWER CAPACITY	150kVA	150kVA	150kVA	150kVA



Unit plan is indicative.

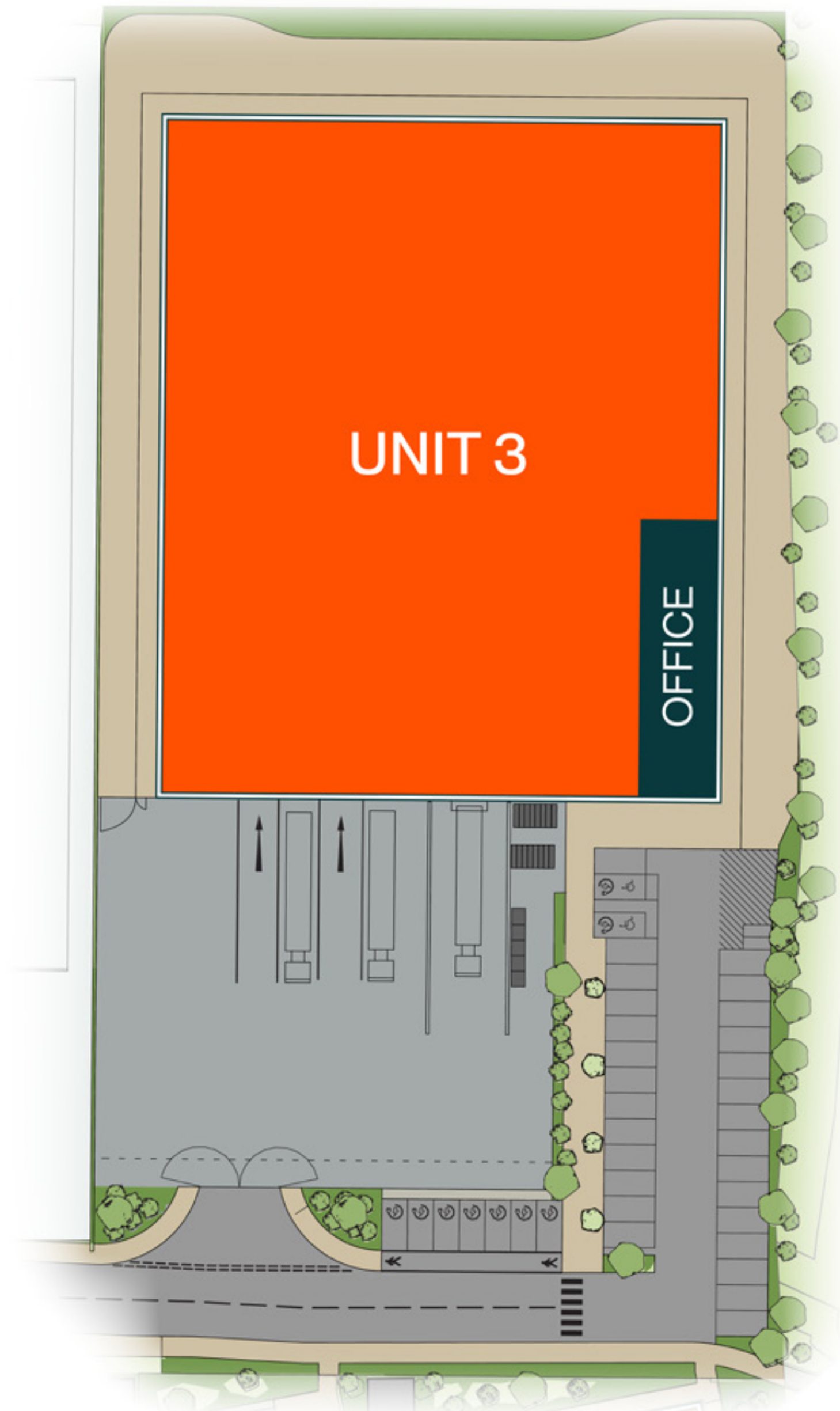
/ Unit plan.

UNIT 3

WAREHOUSE	36,952 SQ FT (3,433 SQ M)
GF OFFICE/CORE	691 SQ FT (64 SQ M)
FF OFFICE/CORE	1,945 SQ FT (181 SQ M)
AMENITY AREA	2,007 SQ FT (186 SQ M)
TOTAL GIA	41,595 SQ FT (3,864 SQ M)
CAR PARKING	36
CLEAR INTERNAL HEIGHT	10M
YARD DEPTH	35M
DOCK DOORS	1
LEVEL LOADING DOORS	2
POWER CAPACITY	500kVA



Warehousing that Works.



Unit plan is indicative.



We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

LET'S TALK



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Indicative computer generated image of Indurent Park Longbridge.





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