



Forward Commitment

# UNIT 2 | TORQUE

Chester Road, Birmingham, B24 0SA



## UNIT 2 | 13,433 SQ FT

Unit 2 will provide 13,433 sq ft of high performance industrial and warehouse accommodation, currently under development and available from Q4 2026

Unit 2 will provide 13,433 sq ft of high performance industrial and warehouse accommodation, currently under development and available from Q4 2026. The unit is being delivered to a market leading specification, targeting BREEAM "Excellent" and an EPC A+ rating, and will benefit from level access loading, strong floor loadings, and a minimum internal height of 8.4 m. Sustainability credentials will include roof lights providing approximately 15% natural daylight, high efficiency LED lighting, solar PV panels, electric vehicle charging infrastructure, enhanced insulated cladding, and facilities for cycle storage. The unit will also include fully fitted first floor Grade A office accommodation, generous yard areas and allocated on site parking, within a secure gated estate. The unit is located within Torque, Birmingham, a new industrial and distribution development prominently positioned on Chester Road. The site is approximately 1.3 miles from M6 Junction 5 and around 6 miles from Birmingham city centre, offering excellent access to the M6, M42, A38(M) and the wider Midlands motorway network. The location also benefits from proximity to major occupiers including Jaguar Land Rover, supporting strong labour availability and logistics connectivity. Service and maintenance charges and insurance payable for this unit are to be confirmed.



### ✔ Unit Summary

- BREEAM Excellent
- Solar panels
- EPC A+
- Roof Lights
- EV Car charging
- Office Accommodation

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£201,495.00	£15.00
Rates	Not specified	Not specified
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£201,495.00</b>	<b>£15.00</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/U4P1100037](http://unit.info/U4P1100037)

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### Location

Strategically positioned on Chester Road, just 1.5 miles from the Midlands motorway network, this prominent site will offer exceptional visibility and connectivity, providing an ideal location at the heart of one of Birmingham's most established commercial areas.



Road  
M6 J5: 1.3 miles



Airport  
Birmingham Airport: 8.3 miles



Rail  
Birmingham: 5.6 miles

### Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A



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### Key Contact



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