

Land Development

UNIT 3A | INDURENT PARK LONGBRIDGE

Bristol Rd S Longbridge, Birmingham, B31 5BN

UNIT 3A | 16,704 SQ FT

Unit 3A offers 16,704 sq ft of versatile industrial space

Unit 3A offers 16,704 sq ft of versatile industrial space, with a clear internal height of 8m and thoughtfully designed office space across two levels. The unit benefits from strong sustainability credentials, including PV-ready roofing and highly efficient building systems designed to meet EPC A+ expectations. Positioned just 8 miles from Birmingham city centre and minutes from the M5, M42 and A38, the estate benefits from exceptional connectivity across the West Midlands and beyond. The unit forms part of a wider £1 billion transformation of Longbridge, now a thriving destination of new homes, businesses, green spaces and transport links, offering occupiers a strategic, sustainable and future ready base at the heart of the region.

Lease Type

New



✔ Unit Summary

- BREEM Excellent
- Premier Industrial Location
- EPC A+
- Office Accommodation
- Solar panels
- 8m Clear Internal Height

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|-------------------|--------------------|---------------|
| Rent | £233,021.00 | £13.95 |
| Rates | Not specified | Not specified |
| Service Charge | Not specified | Not specified |
| Insurance | Not specified | Not specified |
| Total Cost | £233,021.00 | £13.95 |

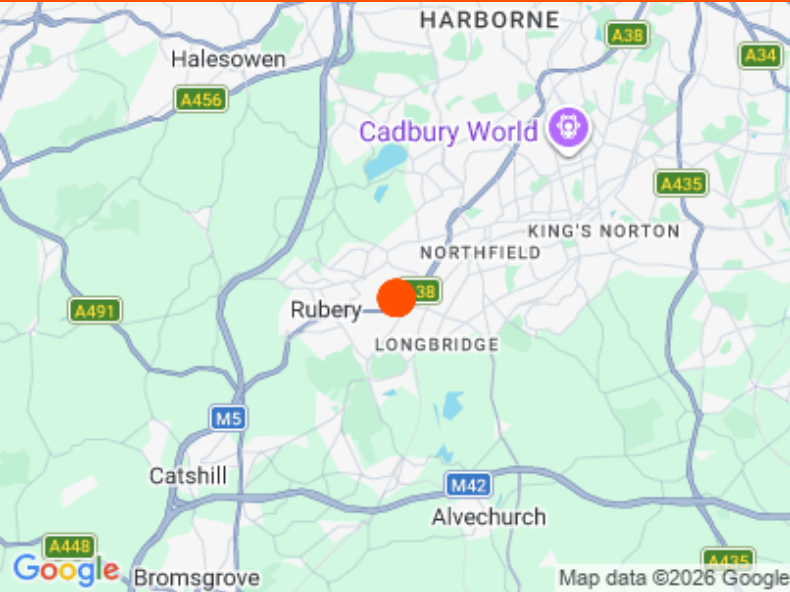
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-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

➔ For more info please visit: unit.info/U1D1800007

+44(0) 808 169 7554




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Location

Located 12km south west of Birmingham city centre, the estate benefits from strong regional and national connectivity. With excellent transport links into Birmingham and the broader West Midlands, supported by ongoing investment in local infrastructure and improved walking and cycling routes along the River Rea Valley.

-  Road
M5 J3 & J4: 4 miles
-  Airport
Birmingham Airport: 18 miles
-  Rail
Longbridge Station: 0.8 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 |

Key Contact



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