

Land Development

# UNIT 3C | INDURENT PARK LONGBRIDGE

Bristol Rd S Longbridge, Birmingham, B31 5BN

## UNIT 3C | 15,533 SQ FT

Unit 3C delivers 15,533 sq ft of industrial and office space

Unit 3C delivers 15,533 sq ft of industrial and office space configured for adaptable use. With an 8m clear internal height and high-quality internal finishes, the building is designed for efficiency and flexibility, supported by EPC A+ targeted performance and BREEM Excellent construction methods. 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

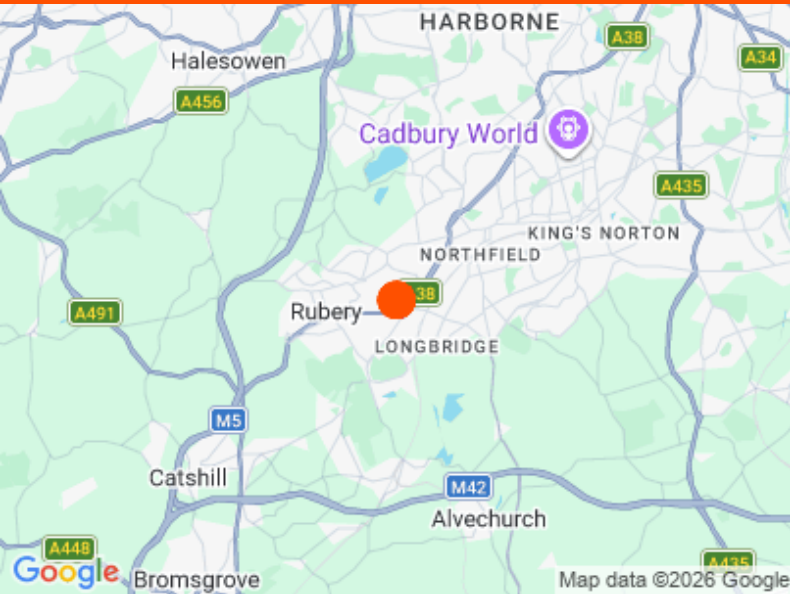
### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£216,685.00	£13.95
Rates	Not specified	Not specified
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£216,685.00</b>	<b>£13.95</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.

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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



**James Irwin-Singer**

Development Director

"James is a Development Director based in Birmingham."



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