

Land Development

UNIT 4 | INDURENT PARK LONGBRIDGE

Bristol Rd S Longbridge, Birmingham, B31 5BN

UNIT 4 | 41,498 SQ FT

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Unit 4 is the largest unit in the mid-range series, providing 41,498 sq ft including a significant warehouse area, high quality office cores and a dedicated plant zone. With a 10m clear internal height and an efficient building envelope, the unit is engineered for high performance operations and low carbon energy use, consistent with EPC A+ targets. 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
- 10m Clear Internal Height

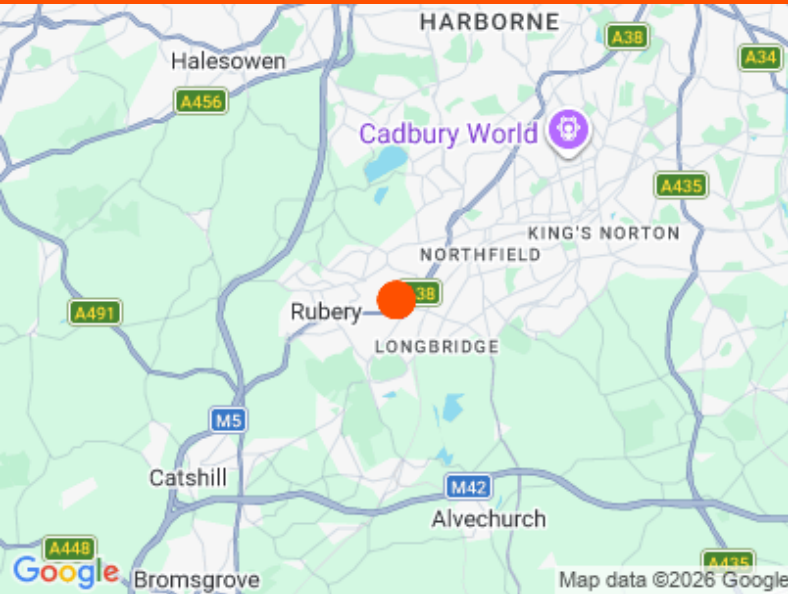
Occupational Costs

	Per Annum	Per Sq Ft
Rent	£549,849.00	£13.25
Rates	Not specified	Not specified
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£549,849.00	£13.25

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.




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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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