SENTINEL
LOGISTICS PARK

NEW INDUSTRIAL/WAREHOUSE UNITS

42,280 - 122,908 FT²

(3,928 - 11,419 M²)

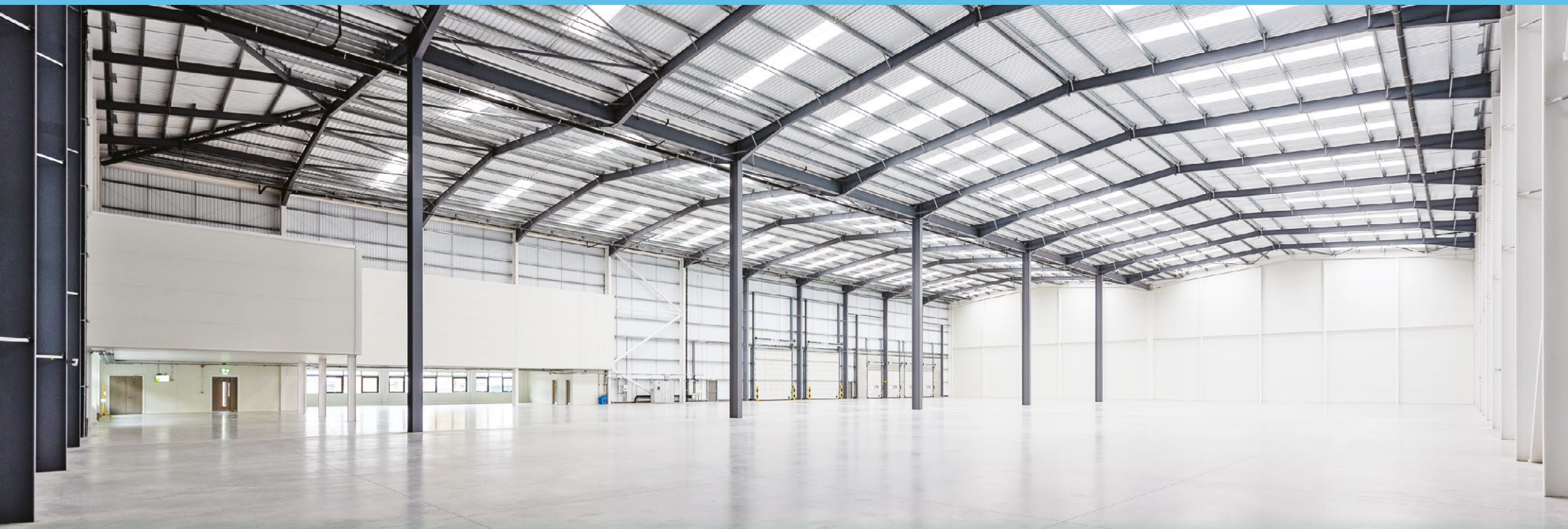
4 UNITS AVAILABLE NOW



SENTINEL LOGISTICS PARK | CASTLE BROMWICH | BIRMINGHAM | B35 7AR

IPIF

WWW.SENTINELPARK.CO.UK



TARGETING A CARBON NET ZERO DEVELOPMENT

BREEAM "EXCELLENT"
(Targeted)

EPC "A"
(Targeted)

EV CHARGING POINTS
to approximately 20%
of parking spaces

Roof-mounted solar
PHOTOVOLTAIC PANELS

10-15% WAREHOUSE ROOF LIGHTING

LOW ENERGY LED LIGHTING
with daylight sensors

High efficiency **OFFICE VENTILATION**
with heat recovery and variable speed fans

Targeting high levels of
AIR TIGHTNESS

RECYCLED COMPONENTS & AGGREGATES
The use of cement replacement materials
is maximised to reduce carbon output

Sentinel Logistics Park fronts the busy A47 Fort Parkway and forms Phase 1 of the Fort redevelopment. The location provides excellent access to Junction 5 of the M6 and affords convenient access to Birmingham City Centre and the surrounding established employment areas. Birmingham International Airport is less than 10 miles away.

This exciting redevelopment consists of 5 new industrial/ warehouse units ranging from 42,000 – 123,000 ft^2. Each unit has ancillary offices, car parking, service yards and high ESG credentials.











CYCLE STORAGE

40 - 50m YARDS

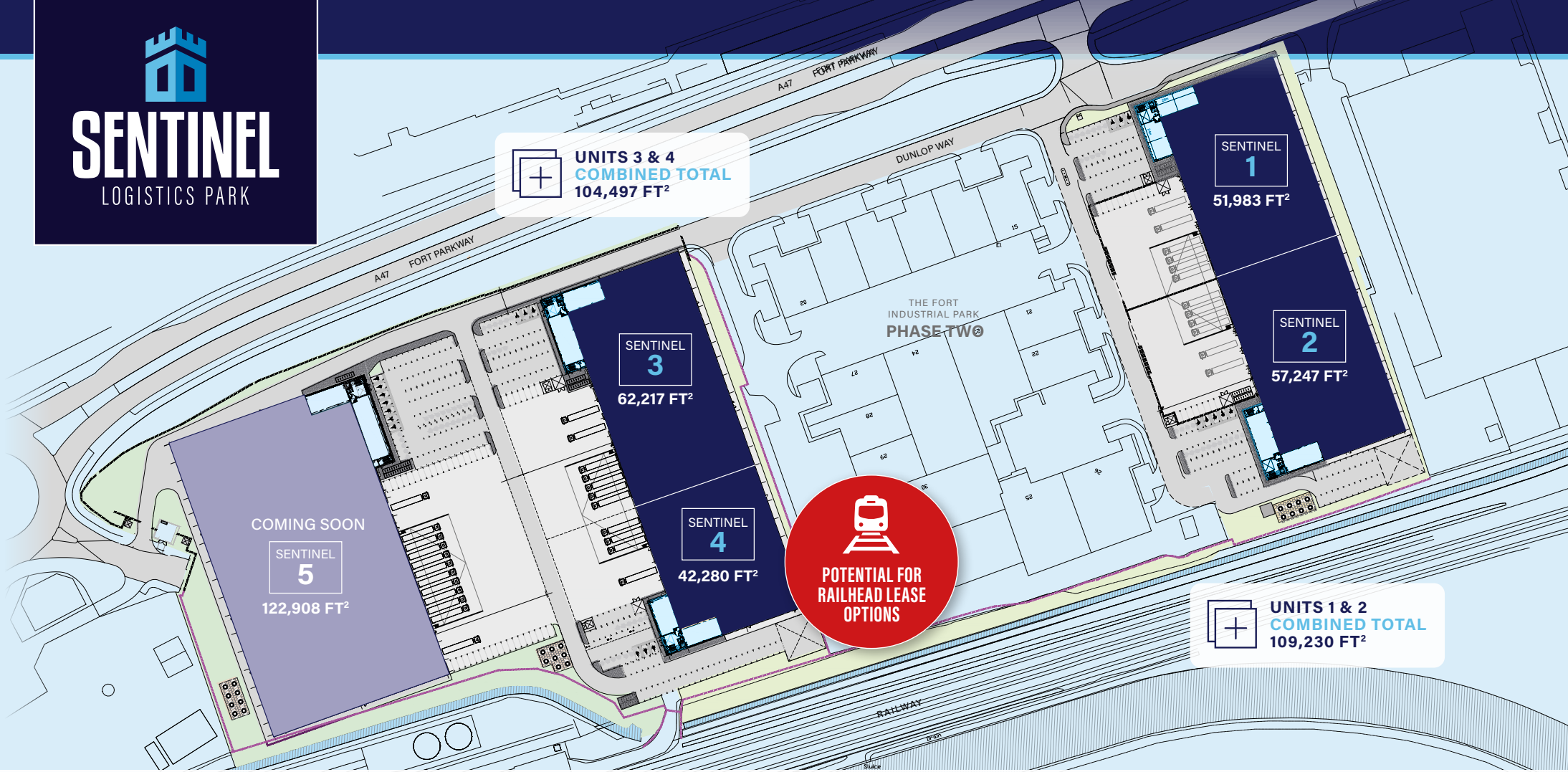
12.5 - 15m EAVES

PASSENGER LIFTS

450 - 1,210 kVA



SENTINEL
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SENTINEL 1	FT² (GEA)	M² (GEA)
Warehouse	47,035	4,369.7
Office/Ancillary	4,948	459.7
TOTAL	**51,983**	**4,829.4**
Car Parking	52 (13 EV Charging)	
Cycle Parking	26	
Level Loading	2 Doors (4.5m x 5.4m)	
Dock Levellers	4 Doors	
Yard Depth	40m	
Electrical Supply	490 kVA	
Haunch Height	12.5m	

SENTINEL 2	FT² (GEA)	M² (GEA)
Warehouse	51,363	4,771.8
Office/Ancillary	5,884	546.6
TOTAL	**57,247**	**5318.4**
Car Parking	72 (16 EV Charging)	
Cycle Parking	28	
Level Loading	2 Doors (4.5m x 5.4m)	
Dock Levellers	4 Doors	
Yard Depth	40m	
Electrical Supply	580 kVA	
Haunch Height	12.5m	

SENTINEL 3	FT² (GEA)	M² (GEA)
Warehouse	56,066	5,208.7
Office/Ancillary	6,151	571.4
TOTAL	**62,217**	**5,780.1**
Car Parking	49 (11 EV Charging)	
Cycle Parking	30	
Level Loading	2 Doors (4.5m x 5.4m)	
Dock Levellers	5 Doors	
Yard Depth	40m	
Electrical Supply	550 kVA	
Haunch Height	12.5m	

SENTINEL 4	FT² (GEA)	M² (GEA)
Warehouse	37,551	3,488.6
Office/Ancillary	4,726	439.4
TOTAL	**42,280**	**3,928.0**
Car Parking	60 (13 EV Charging)	
Cycle Parking	22	
Level Loading	1 Door (4.5m x 5.4m)	
Dock Levellers	3 Doors	
Yard Depth	40m	
Electrical Supply	450 kVA	
Haunch Height	12.5m	

SENTINEL 5	FT² (GEA)	M² (GEA)
Warehouse	112,560	10,457.1
Office/Ancillary	10,348	961.4
TOTAL	**122,908**	**11,418.5**
Car Parking	116 (25 EV Charging)	
Cycle Parking	58	
Level Loading	2 Doors (4.5m x 5.4m)	
Dock Levellers	10 Doors	
Yard Depth	50m	
Electrical Supply	1,210 kVA	
Haunch Height	15m	

SENTINEL
LOGISTICS PARK





DRIVE-TIMES

BIRMINGHAM NEW STREET STATION	M6 J6	A47	M6 J5	M42	BIRMINGHAM INTERNATIONAL AIRPORT
17 mins	9 mins	1 min	2 mins	9 mins	19 mins
6.8 miles	3.3 miles	0.1 miles	0.7 miles	5 miles	9 miles

MOTORWAY LINKS

M6 J5	0.7 miles	M6 / M69 interchange	18 miles
M6 Toll T3	4.5 miles	M42 / M5 interchange	25 miles
M42 J9	5 miles	M6 / M1 interchange	29 miles
M42 / M40 interchange	16 miles	M1 / M25 interchange	92 miles

CITY LINKS

Central Birmingham	6 miles	Port of Liverpool	104 miles
Birmingham International Station	9 miles	London	120 miles
Birmingham Airport	9 miles	London Gateway Port	141 miles
Manchester	91 miles	Port of Southampton	144 miles

Source : Google Maps











LEASE TERMS
The units are available on new full repairing and insuring leases.

SERVICE CHARGE
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING
In accordance with Anti-Money Laundering Regulations, the prospective occupiers will be required to satisfy the owner on the source of funding.

FOR FURTHER INFORMATION, PLEASE CONTACT THE JOINT AGENTS

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A SCHEME OWNED & DELIVERED BY

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