



# INDURENT

TORQUE, BIRMINGHAM

B24 OSA  
///JOBS.PARTY.SHEEP

UNIT 13: 33,066 SQ FT (3,072 SQ M)  
UNIT 14: 32,603 SQ FT (3,020 SQ M)

Available as Combined  
65,669 SQ FT (6,100 SQ M)

Available From October 2026.



1.3 miles from M6(J5).

Targeting BREEAM  
'Excellent'.

Warehousing that Works.

# High performance space for your business.

If you're looking for a high quality and well-positioned warehouse, Torque, Birmingham is a strong choice. This new industrial and distribution development is located within Birmingham's established industrial area, offering a market-leading specification in a proven location that supports a wide range of operational needs.

## An ideal location for Birmingham.

Commanding a prominent position on Chester Road, the development is in close proximity to the Castle Bromwich factory of Jaguar Land Rover and adjacent to McDonalds, Aldi, Volvo and Selco.

The units are located just 1.3 miles from M5(J6) and 6 miles from Birmingham City Centre, England's second largest city with an approximate population of 1.14 million.



10.5m minimum internal height.



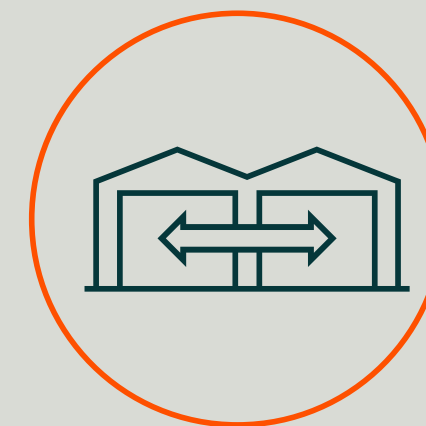
Up to 37.5m yard depth.



Fully fitted first floor offices.



Unit 13: 246 kVA  
Unit 14: 236 kVA  
(combined 482 kVA)



Ability to combine units.

# Why choose Torque, Birmingham?



Over 7 million people live within an hours drive of Birmingham city centre.\*

\*Smappen demographics



Located in the Golden Logistics Triangle - within a 4-hour drive of 90% of the UK population.\*\*

\*\*Office for National Statistics Census 2021.



Birmingham is one of the fastest growing cities in the UK.



Only 8.3 miles from Birmingham International Airport.



Warehousing that Works.

Aerial image.

SELCO BUILDERS

INDURENT TORQUE, BIRMINGHAM

VOLVO

SELF STORAGE  
(PRE SOLD)

EV CHARGING FACILITY  
(PRE SOLD)



Warehousing that Works.

# Site situation.



Birmingham

Fort Shopping Park

Fort Dunlop

M6

J5 M6

B&Q

DHL

DUNLOP AIRCRAFT TYRES

JAGUAR

Kingsbury Road

IRON MOUNTAIN

Ravenside Retail Park

Ford

Castle Vale Retail Park

KFC

Shell

BURGER KING

selco BUILDERS WAREHOUSE

A452

VOLVO

ALDI

McDonald's

selco



Warehousing that Works.

Erdington Industrial Park

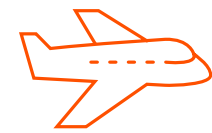
Chester Road

# You're well-connected.



## ROADS

M6 (J5) 1.3 miles  
 M42 (J9) 4.6 miles  
 A38(M) 5.0 miles



## AIRPORTS

Birmingham Airport 8.3 miles  
 East Midlands Airport 33.0 miles



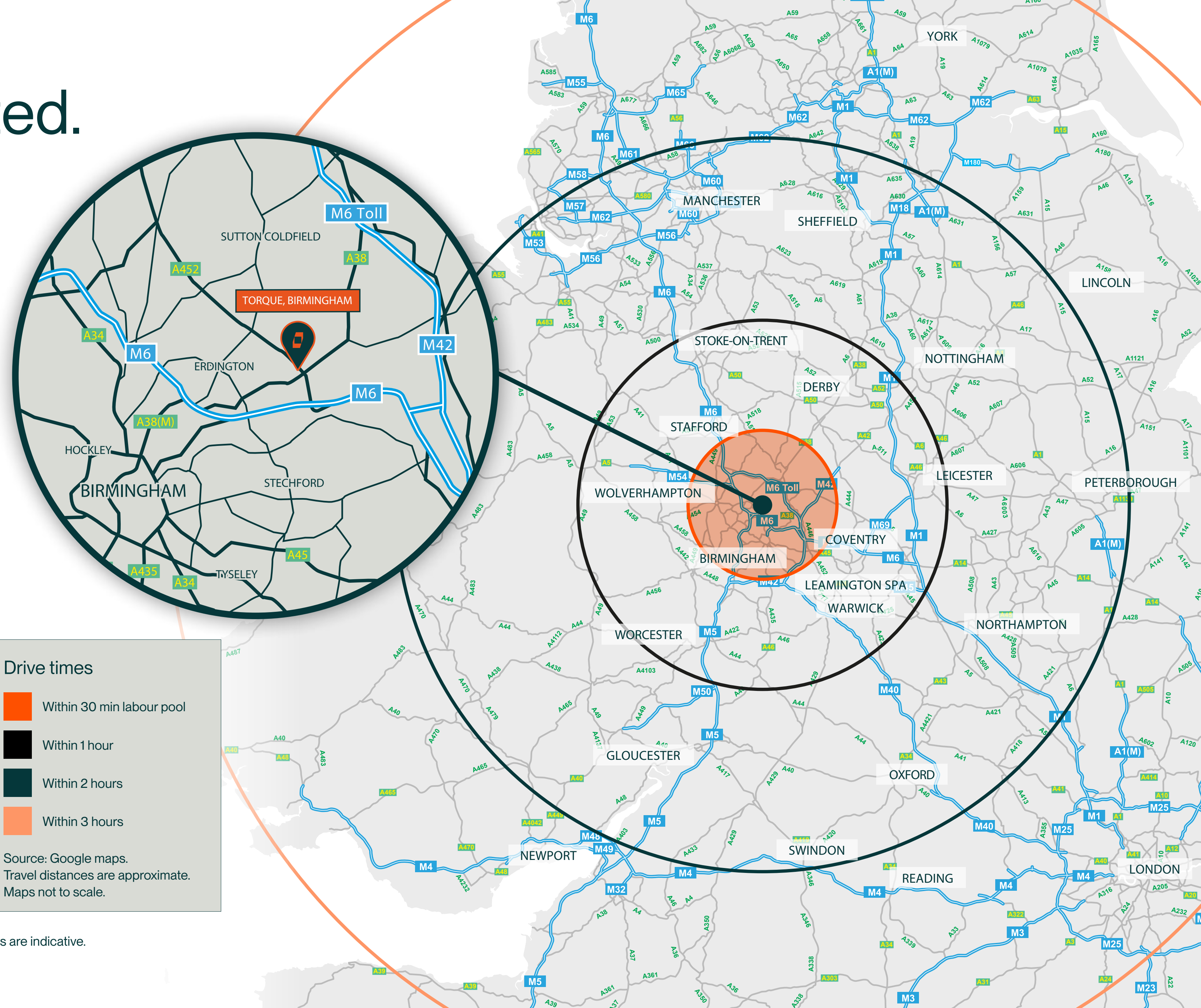
## CITIES

Birmingham 5.6 miles  
 Walsall 10.7 miles  
 Coventry 17.2 miles

**Drive times**

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
 Travel distances are approximate.  
 Maps not to scale.

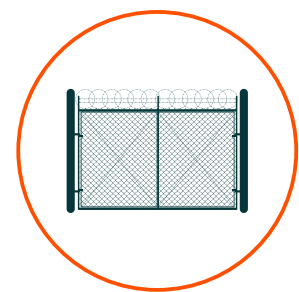


Maps are indicative.

# Schedule of accommodation.

	UNIT 13	UNIT 14
GROUND FLOOR	29,601 SQ FT (2,750 SQ M)	28,944 SQ FT (2,680 SQ M)
FIRST FLOOR	3,465 SQ FT (322 SQ M)	3,659 SQ FT (340 SQ M)
TOTAL	33,066 SQ FT (3,072 SQ M)	32,603 SQ FT (3,020 SQ M)
LEVEL ACCESS LOADING DOORS	3	3
EAVES HEIGHT	10.5M	10.5M
CAR PARKING SPACES	28	30
YARD DEPTH	37.5M	37M
POWER	246 kVA	236 kVA

All floor areas are approximate gross internal areas.  
All areas are approximate on a GEA (Gross External Area) sq ft basis.



Large secure yard with separate car park



50 kN sq/m floor loading



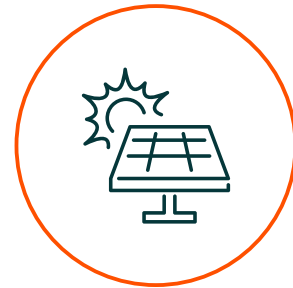
Fitted out offices



EV charging points



Targeting EPC A+ rating

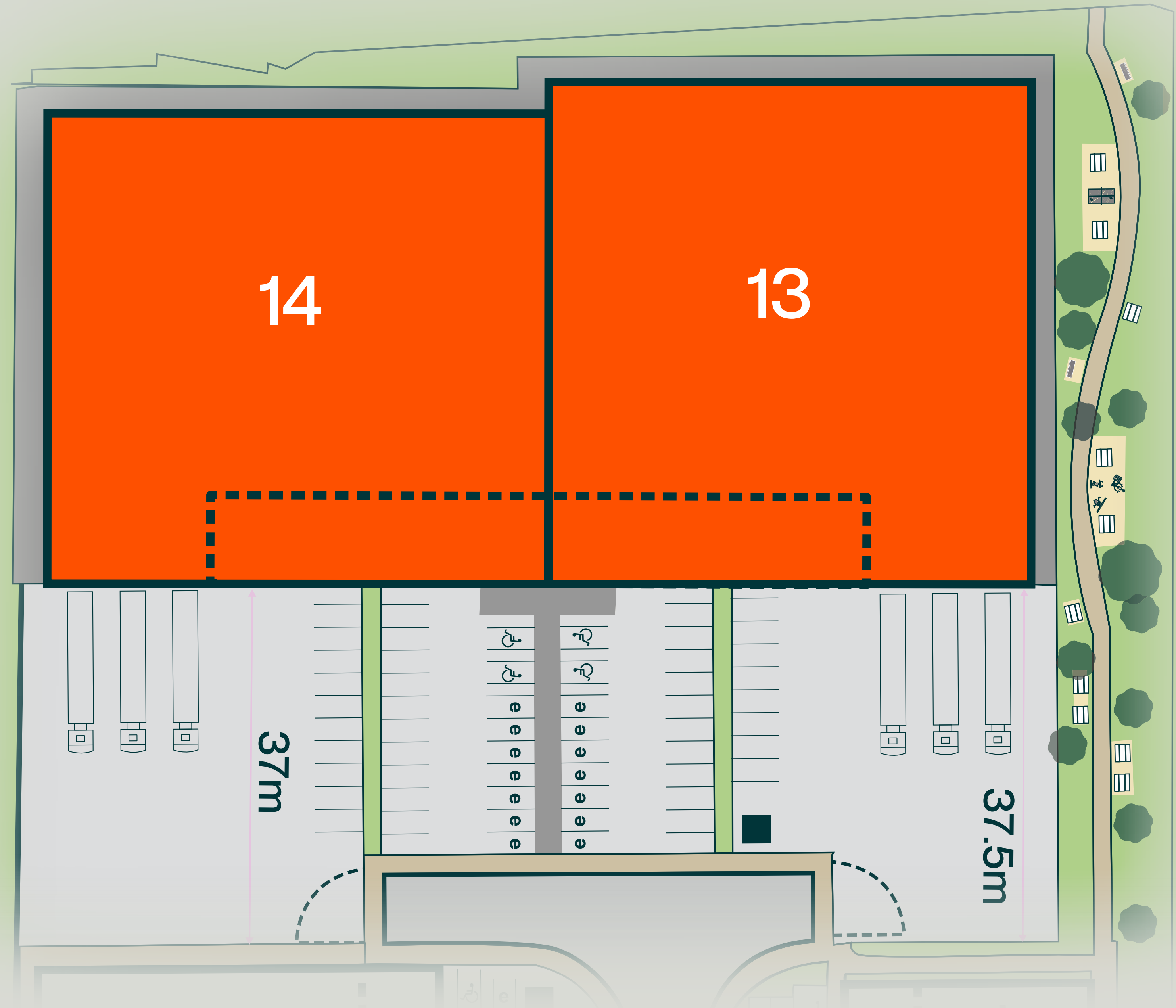
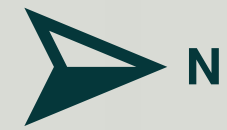


Solar panel provision



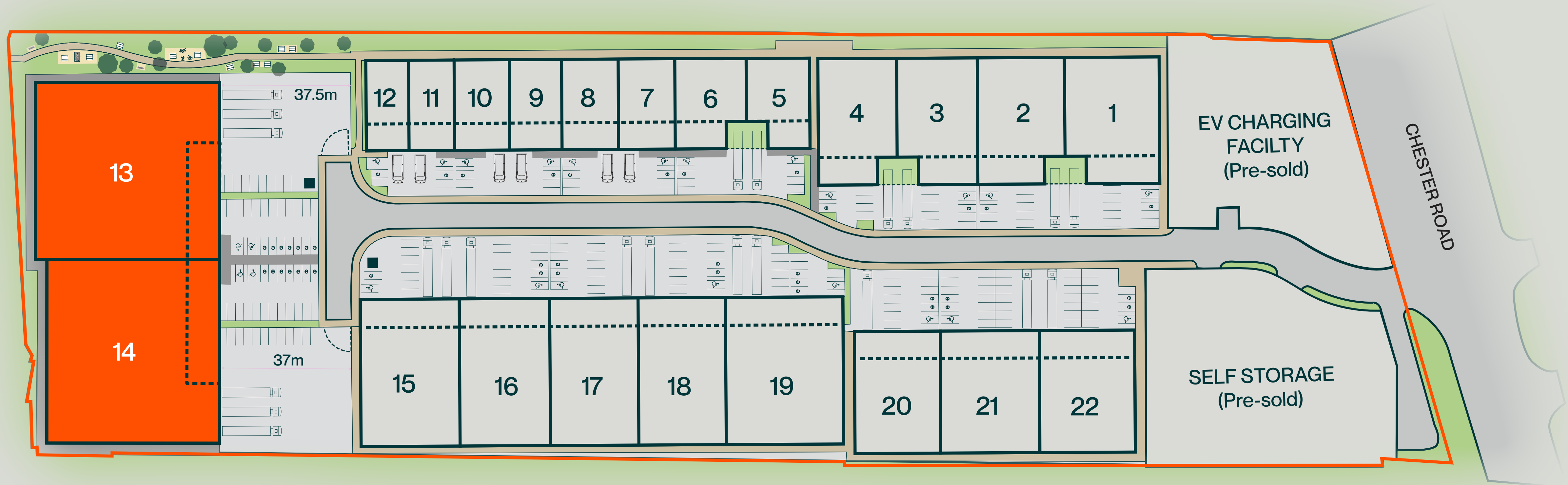
# Unit plans.

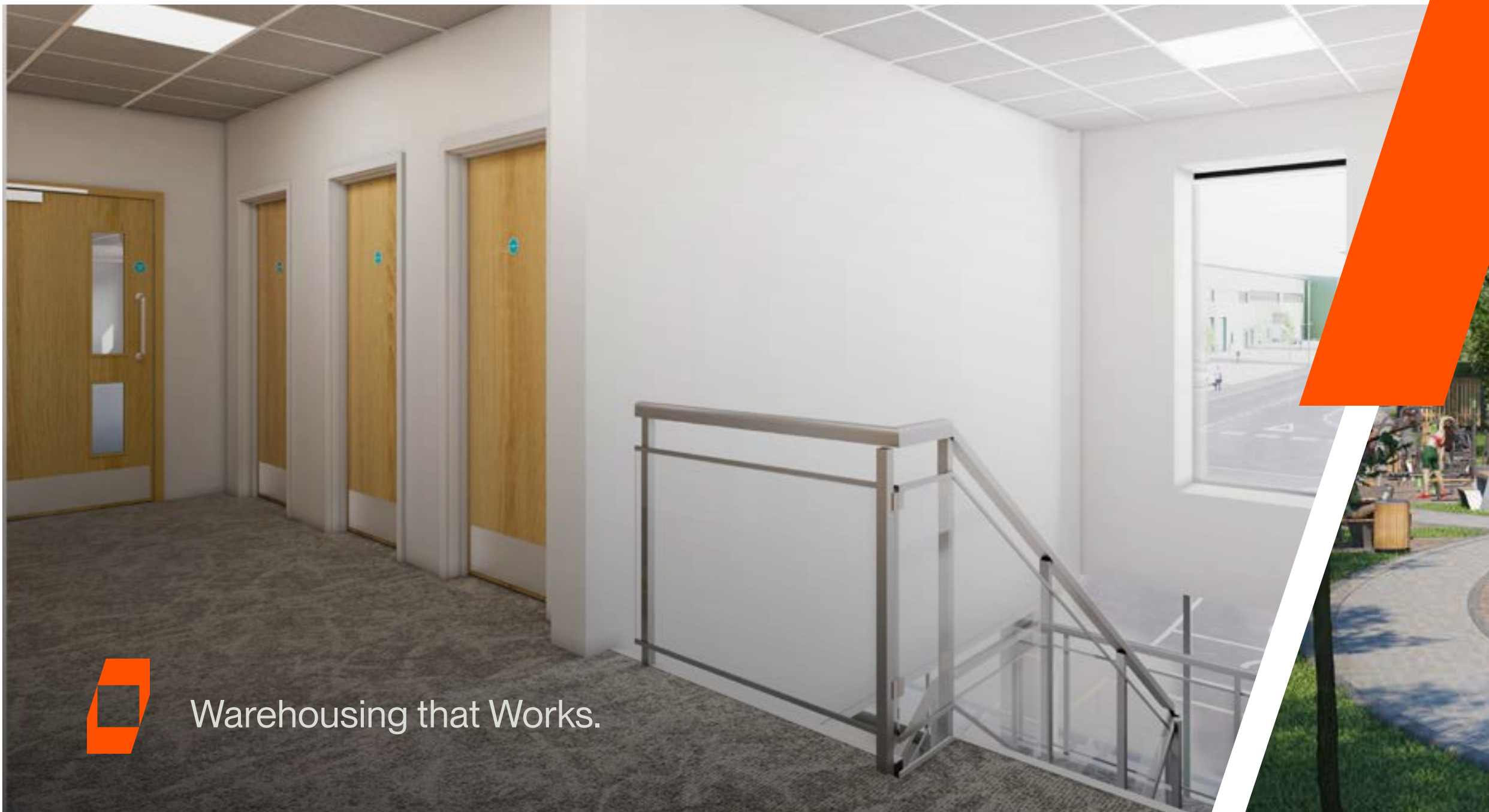
<b>UNIT 13</b>	33,066 SQ FT (3,072 SQ M)
<b>UNIT 14</b>	32,603 SQ FT (3,020 SQ M)
OPTION TO COMBINE UNITS	



Unit plans is indicative.

# Masterplan.





Warehousing that Works.

# Sustainability.



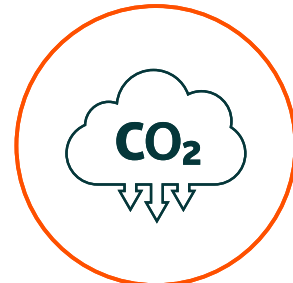
**BREEAM**  
Targeting BREEAM  
'Excellent'



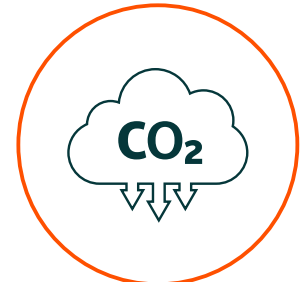
**EPC A+ rating**  
Energy Performance Certificate  
Targeting EPC A+ rating



**Roof Lights**  
15% warehouse roof lights increasing natural daylight



**Renewable Technologies**  
A Net Zero Carbon for Regulated Energy Scheme



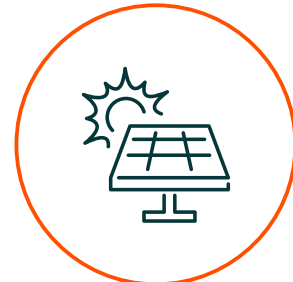
**Responsible Sourcing**  
Low air permeability design



**Electric Vehicle Charging**  
Included on site



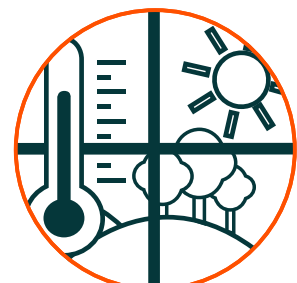
**Landscaping**  
Landscaped communal area enhancing biodiversity



**Solar PV Panels**  
To be installed on all units



**Bicycle Spaces**  
Exterior and interior cycle storage to encourage cycling to work



**Enhanced Cladding**  
High performance insulated cladding and roof materials



**Led Lighting**  
Highly efficient LED Lighting



Warehousing that Works.



**JACK DUTTON**

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