

COMING
Q3 2025



SENTINEL

LOGISTICS PARK

NEW INDUSTRIAL/WAREHOUSE UNITS
42,000 - 123,000 FT² / 3,900 - 11,400 M²

CASTLE BROMWICH

| BIRMINGHAM

| B35 7AR

WWW.SENTINELPARK.CO.UK

IPIF

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.



SENTINEL

LOGISTICS PARK

This exciting redevelopment consists of 5 new industrial/warehouse units ranging from 42,000 – 123,000 ft². Each unit has ancillary offices, car parking, service yards and targeting high ESG credentials.



SENTINEL LOGISTICS PARK



MOTORWAY LINKS



M6 J5	0.7 miles
M6 Toll T3	4.5 miles
M42 J9	5 miles
M42 / M40 interchange	16 miles

M6 / M69 interchange	18 miles
M42 / M5 interchange	25 miles
M6 / M1 interchange	29 miles
M1 / M25 interchange	92 miles

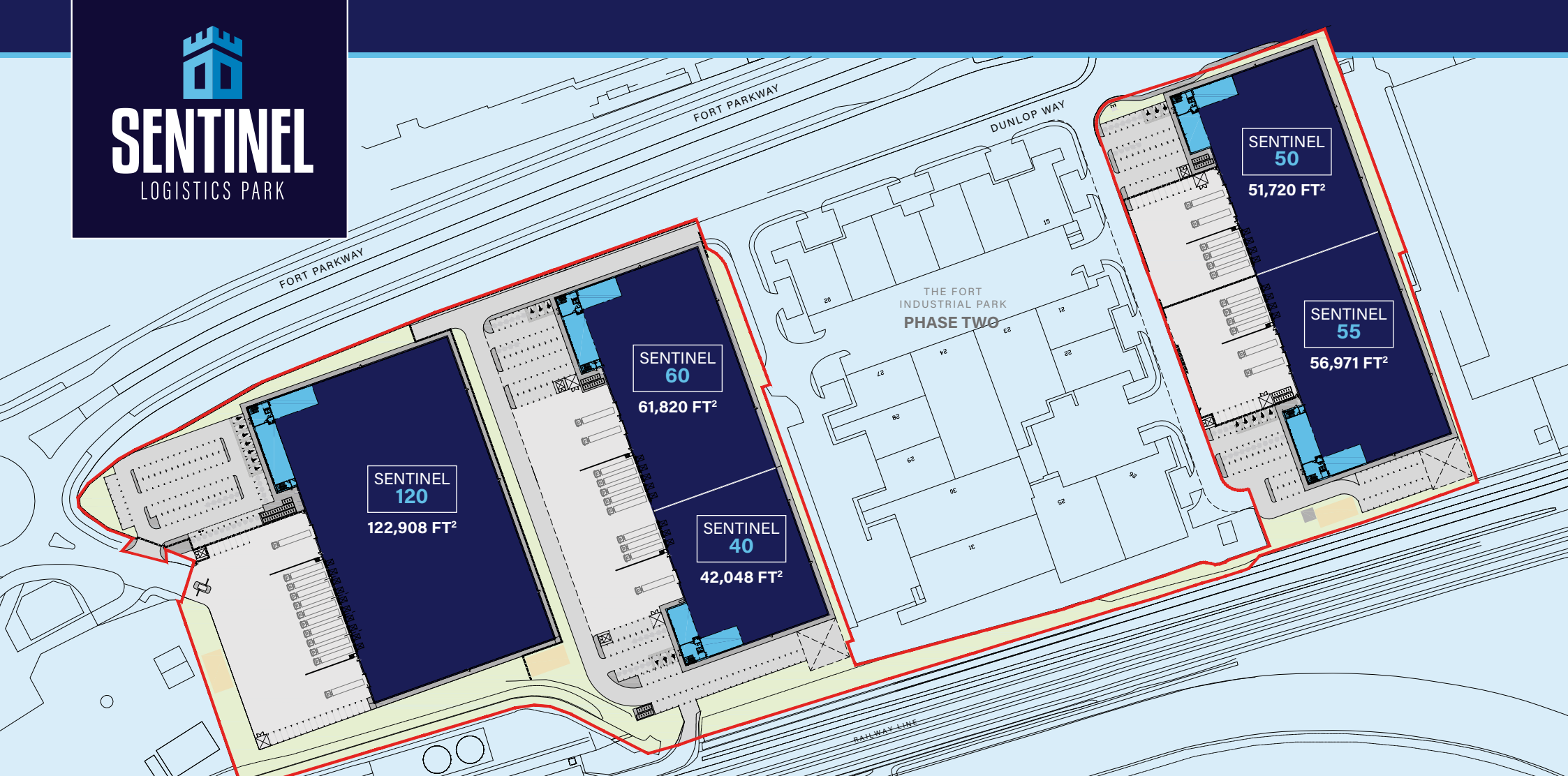
CITY LINKS



Central Birmingham	6 miles
Birmingham International Station	9 miles
Birmingham Airport	9 miles
Manchester	91 miles

Port of Liverpool	104 miles
London	120 miles
London Gateway Port	141 miles
Port of Southampton	144 miles

Source : Google Maps



SENTINEL 50	FT ² (GEA)	M ² (GEA)
Warehouse	47,880	4,448.2
Office	3,840	356.8
TOTAL	51,720	4,805.0
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 55	FT ² (GEA)	M ² (GEA)
Warehouse	52,588	4,885.6
Offices	4,383	407.2
TOTAL	56,971	5,292.8
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 60	FT ² (GEA)	M ² (GEA)
Warehouse	57,240	5,317.8
Offices	4,580	425.5
TOTAL	61,820	5,743.3
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 40	FT ² (GEA)	M ² (GEA)
Warehouse	38,411	3,568.5
Offices	3,637	337.9
TOTAL	42,048	3,906.4
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 120	FT ² (GEA)	M ² (GEA)
Warehouse	112,560	10,457.1
Offices	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	



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
shall be maximised to reduce carbon output



CYCLE STORAGE



40 - 50m YARDS



12.5 - 15m EAVES



PASSENGER LIFTS



450 - 1,210 kVA



The image is a large architectural rendering of the Sentinel Logistics Park. It shows a long, modern industrial building with a grey corrugated metal facade and large glass windows on the left side. In front of the building is a paved parking area with several cars and a few people walking. To the right, there are loading docks with two blue trucks parked. The sky is blue with some clouds, and there are trees and streetlights in the background.

SENTINEL

LOGISTICS PARK

Full planning consent has been granted to deliver the brand new warehouse/industrial units for occupation within Use Classes E(g)(iii), B2 and B8.

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.

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For further information, please contact the joint agents:



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A SCHEME OWNED
& DELIVERED BY

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