



INDURENT

PARK LONGBRIDGE

B45 9AZ

///SILKS.LOSES.FORMS



Targeting BREEAM
Excellent.



Targeting EPC A+
standards.

UNIT 1A
114,256 SQ FT (10,615 SQ M)

AVAILABLE Q1 2027

Warehousing that Works.

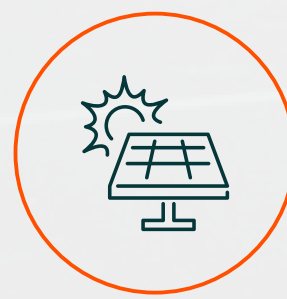
High performance space for your business.

Located south-west of Birmingham city centre, Indurent Park Longbridge boasts excellent access to the A38, M5 and M42, Birmingham City Centre and the wider West Midlands transport network.

Indurent Park Longbridge is backed by a £50 million investment and will deliver over 337,000 sq ft of high-quality industrial and logistics space across 13 units, targeting BREEAM 'Excellent' and EPC A+ standards. This modern, energy-efficient hub will support high-growth sectors including advanced manufacturing, logistics, and distribution - creating hundreds of jobs, construction roles and extensive opportunities for local skills development.



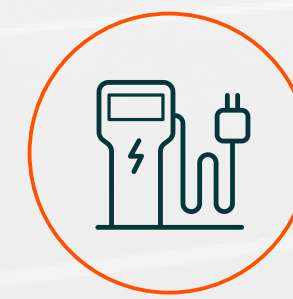
Up to 50 kN/sq m.



PV solar panels. (Roofs designed to take 100% PV as standard).



Detailed planning permission for E(g) (iii), B2 & B8 uses.



EV car charging.



15% roof lights.



Targeting BREEAM Excellent.



Targeting EPC A+ standards.

Why choose Longbridge?

UNIT 1B

UNIT 1A



Longbridge is one of the UK's largest regeneration projects, with over £1 billion invested into transforming the former MG Rover site into a thriving business, residential and leisure destination.



Indurent Park Longbridge alone will deliver 590 permanent jobs and 280 construction roles, with thousands more created across the wider Longbridge development.



Just 20 minutes by train or 8 miles by road to Birmingham City Centre, Longbridge offers direct rail links and easy access to the M5, M42 and A38 - ideal for commuting, logistics and client visits.



From green corridors and riverside parks to cycle paths and outdoor gyms, Longbridge is designed with wellbeing in mind - encouraging active travel, nature connection and healthier lifestyles.



From major employers and advanced manufacturing hubs to growing business parks and retail centres, Longbridge supports a thriving local workforce - creating opportunity, skills development and long-term economic growth.

Indicative computer generated image of Indurent Park Longbridge.

You're well-connected.



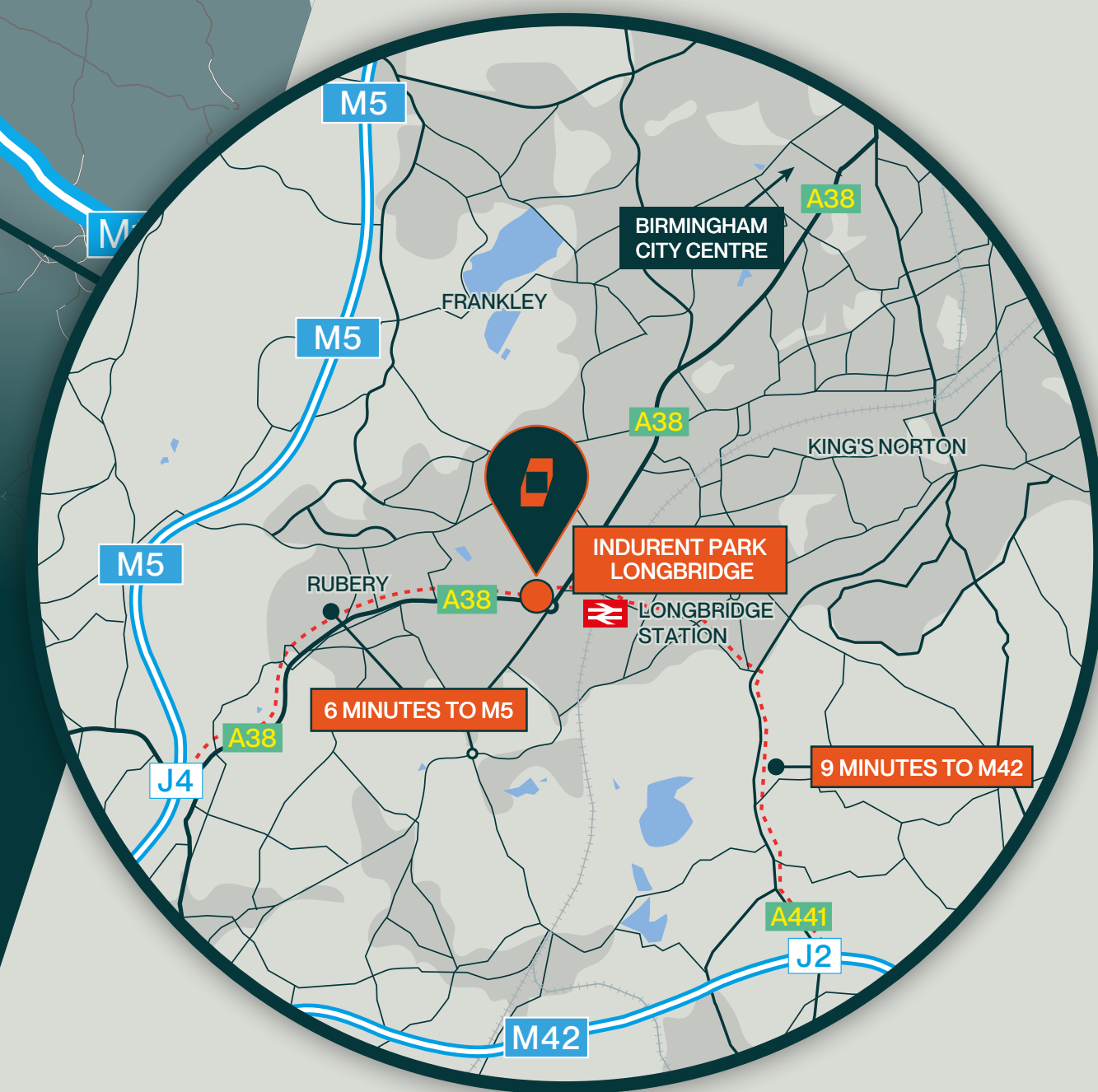
RAIL STATIONS	MILES
Longbridge	1
Middleton Hall Road	3
Barnt Green	3
Kings Norton	4
Birmingham New St	8

CITIES	MILES
Birmingham	8
Worcester	21
Wolverhampton	21
Coventry	33
Gloucester	45
Central London	115

MOTORWAY JUNCTIONS	MILES
M5 J4	3
M42 J2	4
M42 J1	5
M42 J3	7
M5 J3	9

AIRPORTS	MILES
Birmingham Airport	20
East Midlands Airport	50
Manchester Airport	90
Bristol Airport	90

Travel times indicative only.



1.5 hours
HGV drive time
Population **6,250,814**

3 hours
HGV drive time
Population **25,471,773**

Disclaimer: Drive times are calculated using a maximum speed of 70 km/h, with an average travel speed approximately 13% lower than that of a standard car. Please note that actual travel times and distances may vary significantly due to factors such as road conditions, time of day, traffic, roadworks, weather, legal restrictions, and other unforeseen circumstances. This estimate is provided for general guidance only and should not be used for precise route planning or scheduling. Travel distances are indicative, taken from Google Maps.

Masterplan.

Key

- Unit 1A: Available Q1 2027.
- Units from: 10,016 sq ft to 41,498 sq ft - Available Q1 2027.

Separate brochure available for Units 1B - 4.



Unit 1A	
WAREHOUSE	102,864 SQ FT (9,556 SQ M)
GF CORE/OFFICE	1,214 SQ FT (113 SQ M)
FF CORE/ OFFICE	4,948 SQ FT (460 SQ M)
AMENITY AREA	5,230 SQ FT (486 SQ M)
TOTAL	114,256 SQ FT (10,615 SQ M)
YARD DEPTH	50M
CLEAR INTERNAL HEIGHT	12.5M

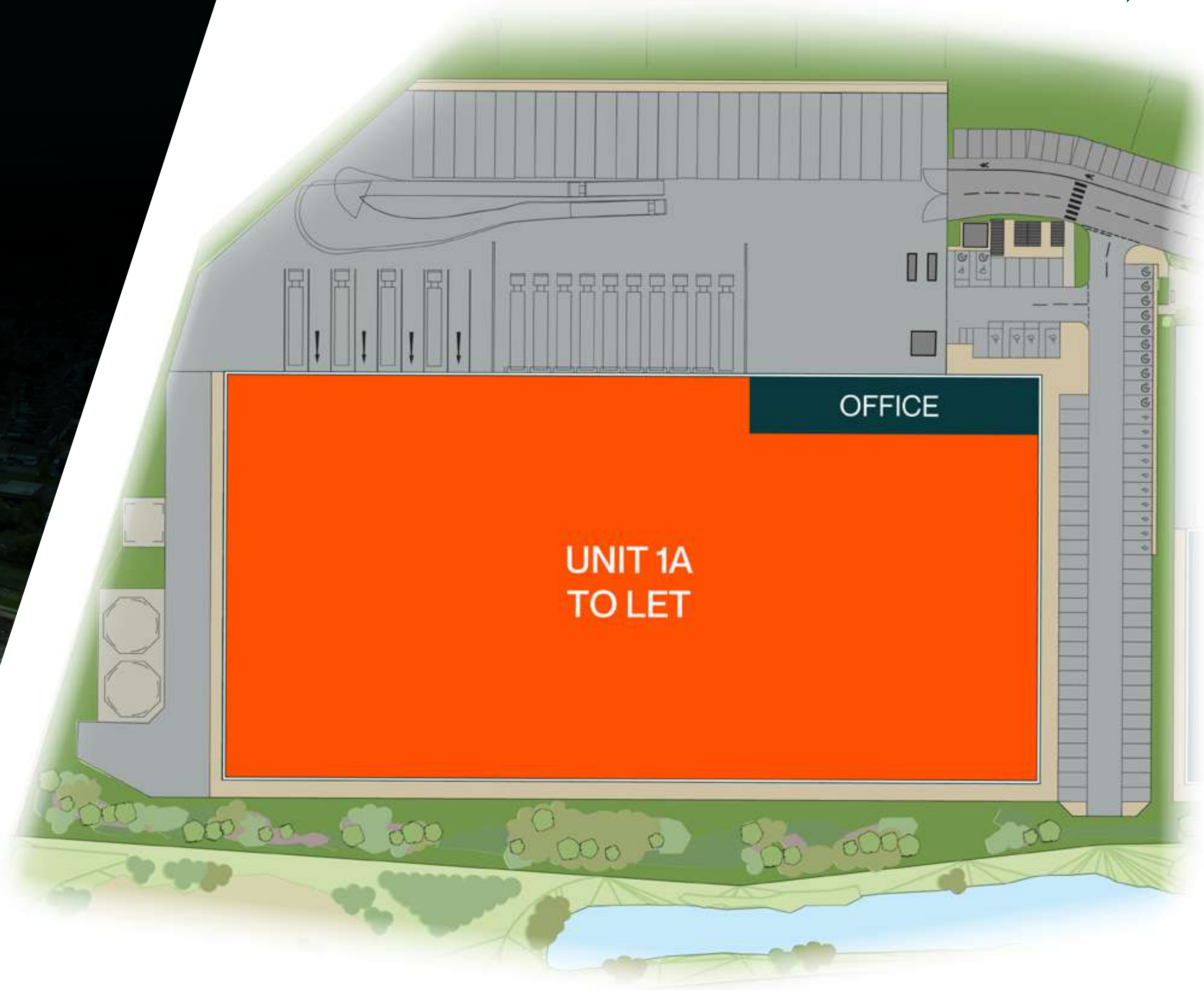


/ Unit plan.



Unit 1A

WAREHOUSE	102,864 SQ FT (9,556 SQ M)
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AMENITY AREA	5,230 SQ FT (486 SQ M)
TOTAL GIA	114,256 SQ FT (10,615 SQ M)
CAR PARKING	101 SPACES
CLEAR INTERNAL HEIGHT	12.5M
YARD DEPTH	50M
DOCK DOORS	10
LEVEL LOADING DOORS	4
HGV PARKING SPACES	25
POWER CAPACITY	2,000 kVA



Warehousing that Works.

Development layout is indicative.



Indicative imagery of previous Indurent developments.

Part of a new community.

- Vibrant mixed-use development of new homes, businesses and public spaces.
- Direct connection to the A38 and other local amenities within the new Longbridge Town Centre including Marks and Spencer and Sainsbury's.
- New transport links including roads, cycle routes, footpaths and bus services.
- Regeneration of the River Rea providing habitat to flora and fauna and enhancing bio-diversity.
- Existing pedestrian and cycle connection within the surrounding area, including into the adjacent town centre and beyond.
- Longbridge train station, with park and ride facility, is within 800m of site. This Cross-City line runs services to Worcester, Birmingham and beyond.





We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

LET'S TALK



JAMES IRWIN-SINGER

Development Director

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Warehousing that Works.

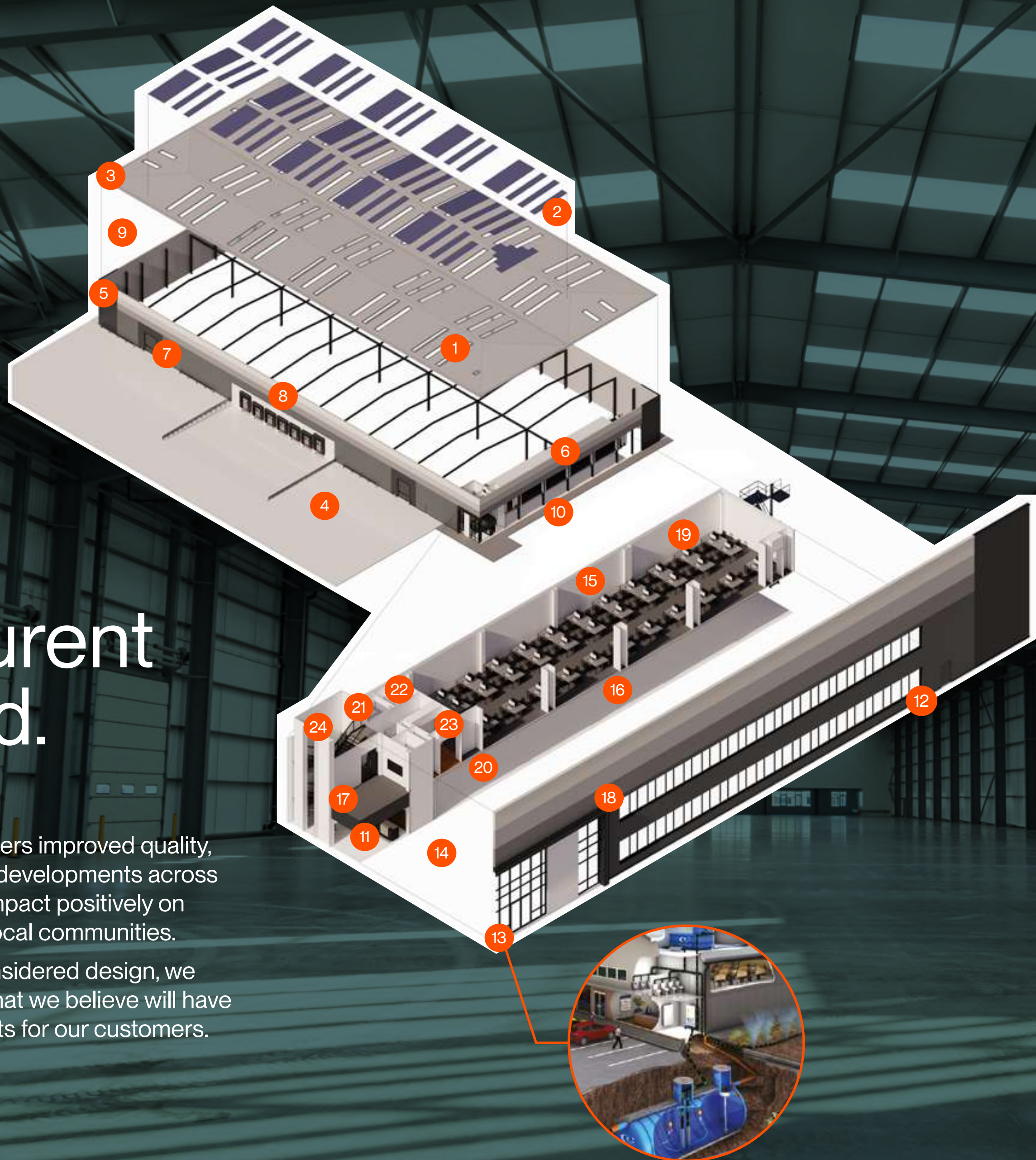
Indicative computer generated image of Indurent Park Longbridge.



The Indurent Standard.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.



Building and external

- 1 ROOF LIGHTS
- 2 PHOTOVOLTAICS (PV)
- 3 LOW CARBON STEEL
- 4 CONCRETE
- 5 BUILT-UP CLADDING
- 6 EPC A+ rating
- 7 HÖRMANN DOORS
- 8 TARGETING BREEAM EXCELLENT
- 9 REDUCED EMBODIED CARBON
- 10 HYBRID AIRSOURCE HEAT PUMP
- 11 FSC CERTIFIED TIMBER
- 12 EV CAR CHARGING
- 13 RAINWATER HARVESTING

Offices

High quality office specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 14 NATURAL LIGHT
- 15 INTELLIGENT LED LIGHTING
- 16 RECYCLED CARPETS
- 17 CO² SENSORS
- 18 SMART METERING
- 19 LOW VOC/ ORGANIC PAINTS
- 20 HIGH EFFICIENCY WHITE GOODS
- 21 LOW ENERGY LIFTS
- 22 LOW FLUSH WC
- 23 ECO HAND DRYERS
- 24 ACOUSTIC CONTROL



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