# /NDURENT

## TORQUE, BIRMINGHAM

B24 0SA
///JOBS.PARTY.SHEEP



UNIT 9: 32,603 SQ FT (3,020 SQ M)
UNIT 10: 33,066 SQ FT (3,072 SQ M)

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

Available From January 2027.

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 M6(J5) and 5.6 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 9**: 236 kVA
**Unit 10**: 246 kVA
(combined 482 kVA)



Ability to **combine units.**

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# 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.



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# Aerial image.



# Site situation.




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# You’re well-connected.

## ROADS

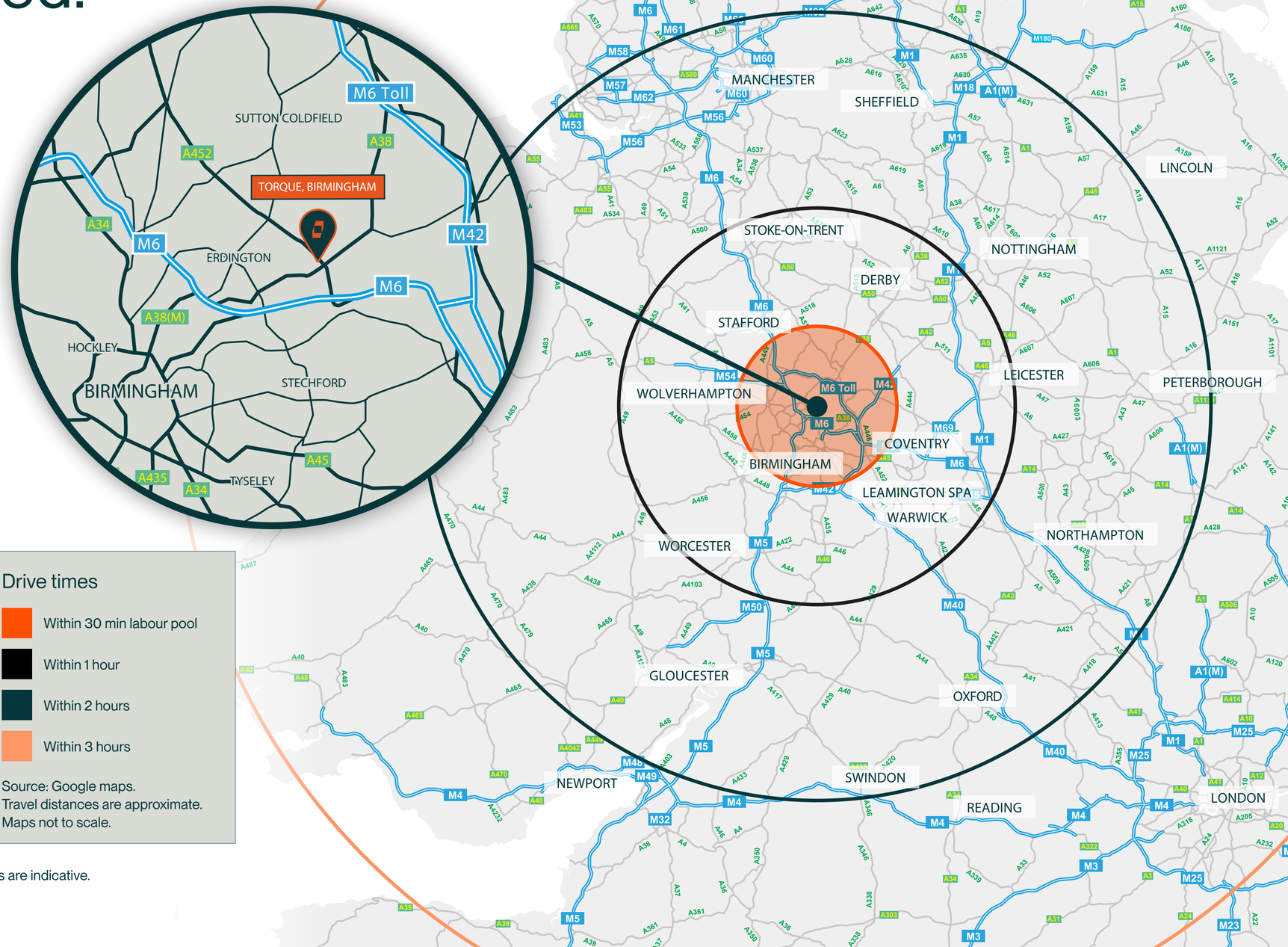
| | |
|---|---|
| M6 (J5) | 1.3 miles |
| M42 (J9) | 4.6 miles |
| A38(M) | 5.0 miles |

## 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.

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# Schedule of accommodation.

| | UNIT 9 | UNIT 10 |
|---|---|---|
| GROUND FLOOR | 28,944 SQ FT (2,680 SQ M) | 29,601 SQ FT (2,750 SQ M) |
| FIRST FLOOR | 3,659 SQ FT (340 SQ M) | 3,465 SQ FT (322 SQ M) |
| **TOTAL** | **32,603 SQ FT (3,020 SQ M)** | **33,066 SQ FT (3,072 SQ M)** |
| LEVEL ACCESS LOADING DOORS | 3 | 3 |
| EAVES HEIGHT | 10.5M | 10.5M |
| CAR PARKING SPACES | 30 | 28 |
| YARD DEPTH | 37M | 37.5M |
| POWER | 236 kVA | 246 kVA |

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



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Take a closer look

# Unit plans.

| | |
|---|---|
| UNIT 9 | 32,603 SQ FT (3,020 SQ M) |
| UNIT 10 | 33,066 SQ FT (3,072 SQ M) |
| OPTION TO COMBINE UNITS | |




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Unit plan is indicative.

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# Masterplan.




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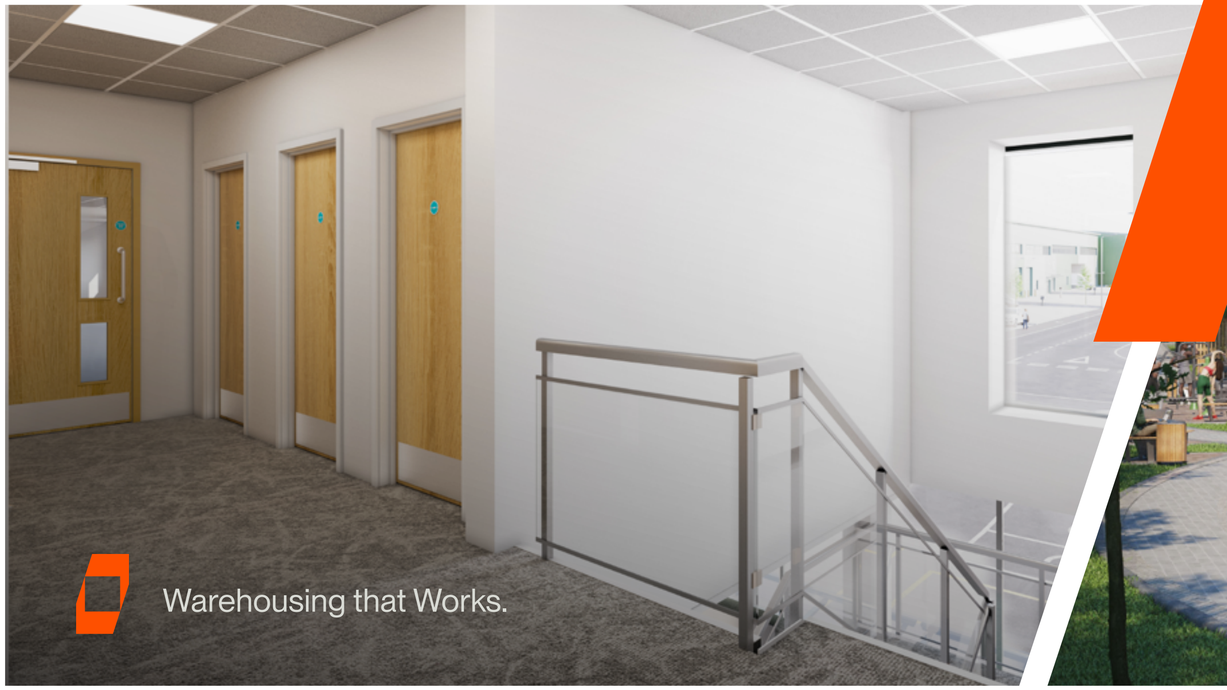
Masterplan is indicative.









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Take a closer look

# Sustainability.

### BREEAM
Targeting BREEAM 'Excellent'

### 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



Take a closer look

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