



SENTINEL

LOGISTICS PARK

NEW INDUSTRIAL/WAREHOUSE UNITS

42,280 - 122,908 FT²

(3,928 - 11,419 M²)

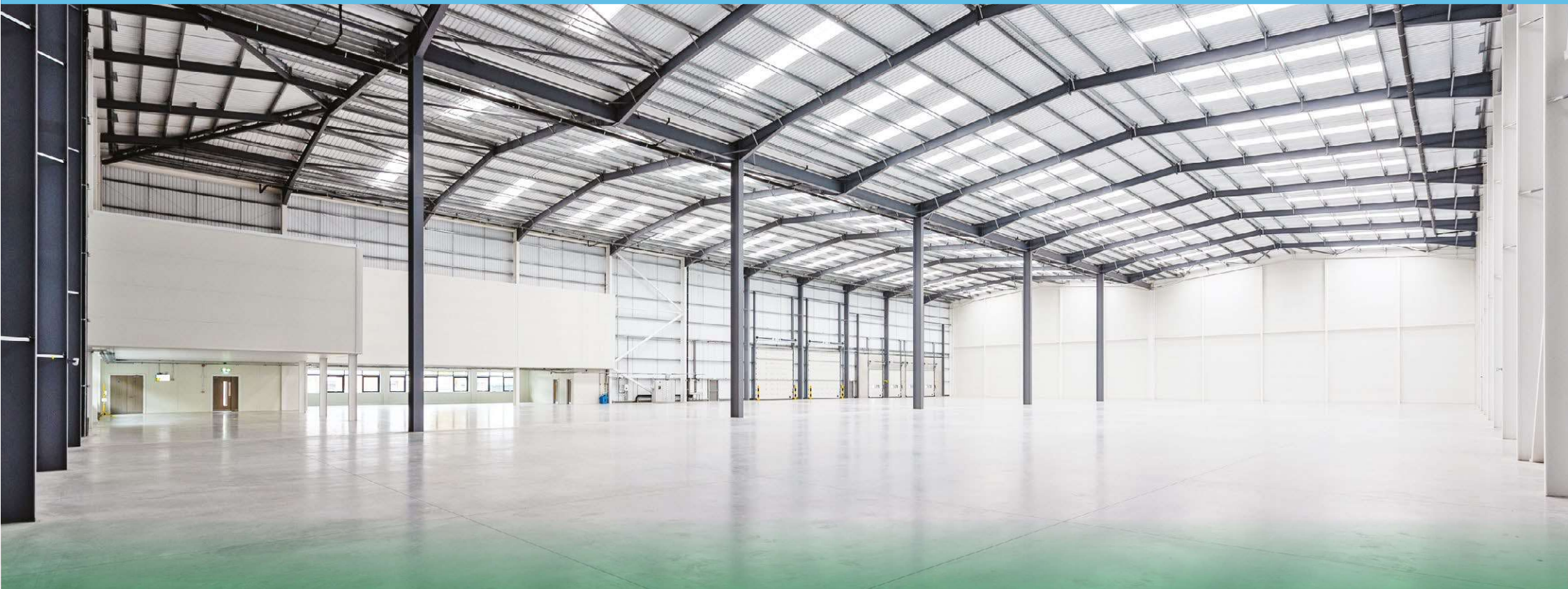
4 UNITS
AVAILABLE NOW



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

WWW.SENTINELPARK.CO.UK





TARGETING A CARBON NET ZERO DEVELOPMENT



BREEAM "EXCELLENT"
(Targeted)



Roof-mounted solar
PHOTOVOLTAIC PANELS



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



EPC "A"
(Targeted)



**10-15% WAREHOUSE
ROOF LIGHTING**



Targeting high levels of
AIR TIGHTNESS



EV CHARGING POINTS
to approximately 20%
of parking spaces



LOW ENERGY LED LIGHTING
with daylight sensors



**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 ft². 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

**UNITS 3 & 4
COMBINED TOTAL
104,497 FT²**

**UNITS 1 & 2
COMBINED TOTAL
109,230 FT²**



SENTINEL 1	FT ² (GEA)	M ² (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	FT ² (GEA)	M ² (GEA)
Warehouse	51,363	4,771.8
Office/Ancillary	5,884	546.6
TOTAL	57,247	5,318.4

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	FT ² (GEA)	M ² (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	FT ² (GEA)	M ² (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	FT ² (GEA)	M ² (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

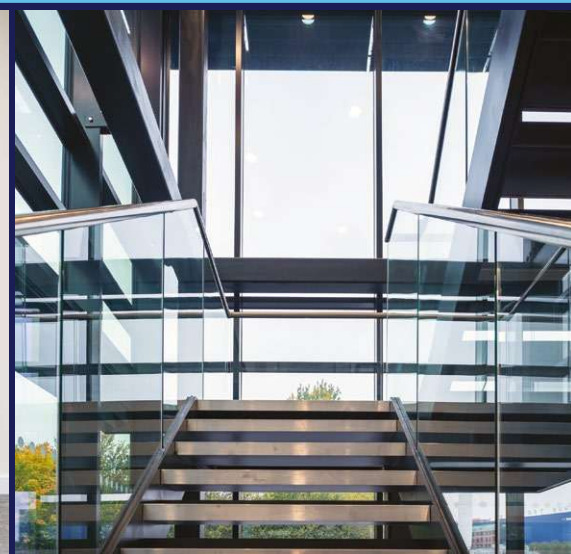


SAT NAV B35 7AR
 WHAT3WORDS.COM/
 CALM.DOING.GROW



MOTORWAY LINKS	CITY LINKS
M6 J5: 0.7 miles	Central Birmingham: 6 miles
M6 Toll T3: 4.5 miles	Birmingham International Station: 9 miles
M42 J9: 5 miles	Birmingham Airport: 9 miles
M42 / M40 interchange: 16 miles	Manchester: 91 miles
M6 / M69 interchange: 18 miles	Port of Liverpool: 104 miles
M42 / M5 interchange: 25 miles	London: 120 miles
M6 / M1 interchange: 29 miles	London Gateway Port: 141 miles
M1 / M25 interchange: 92 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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