

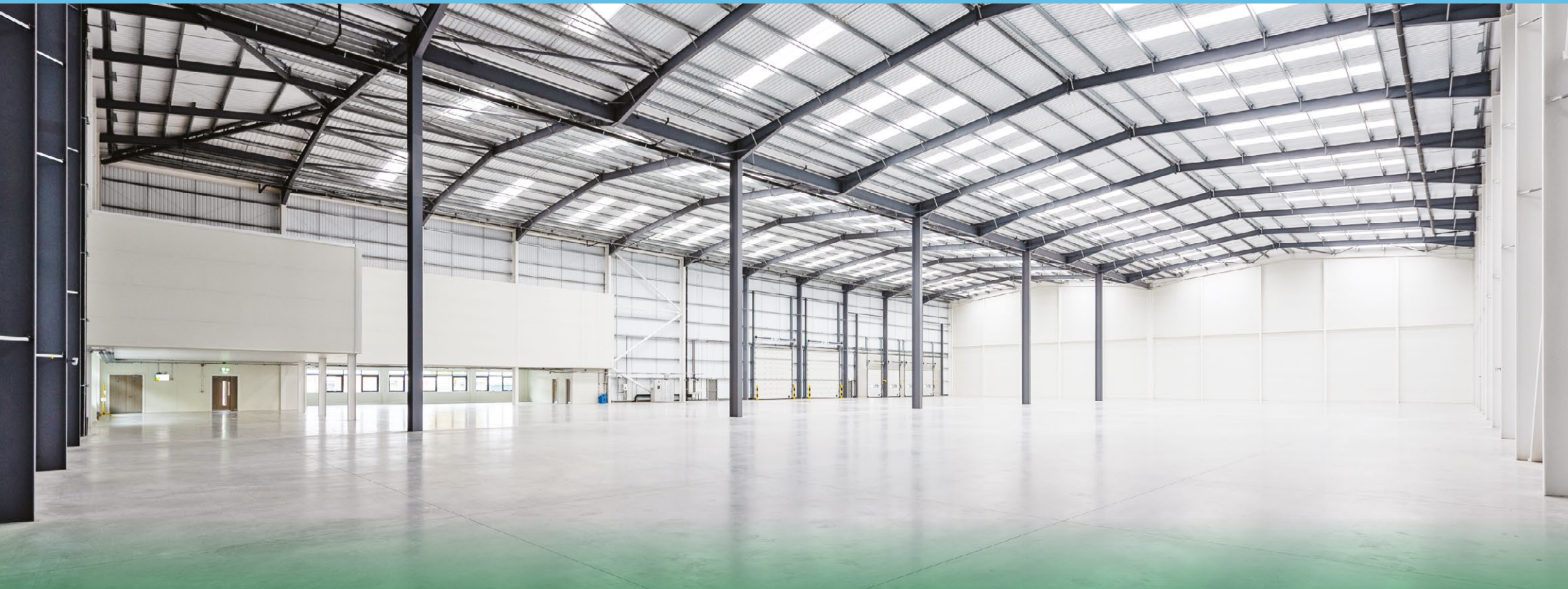
NEW INDUSTRIAL/WAREHOUSE UNITS
42,280 - 122,908 FT²
(3,928 - 11,419 M²)

**4 UNITS
AVAILABLE NOW**



POTENTIAL FOR
RAILHEAD LEASE
OPTIONS

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



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

**SENTINEL
1**

51,983 FT²

**SENTINEL
2**

57,247 FT²

**SENTINEL
3**

62,217 FT²

**SENTINEL
4**

42,280 FT²



**POTENTIAL FOR
RAILHEAD LEASE
OPTIONS**



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

COMING SOON

**SENTINEL
5**

122,908 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	5318.4

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



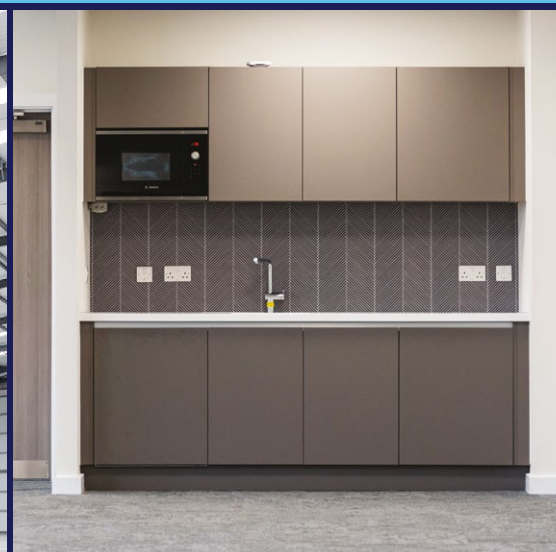
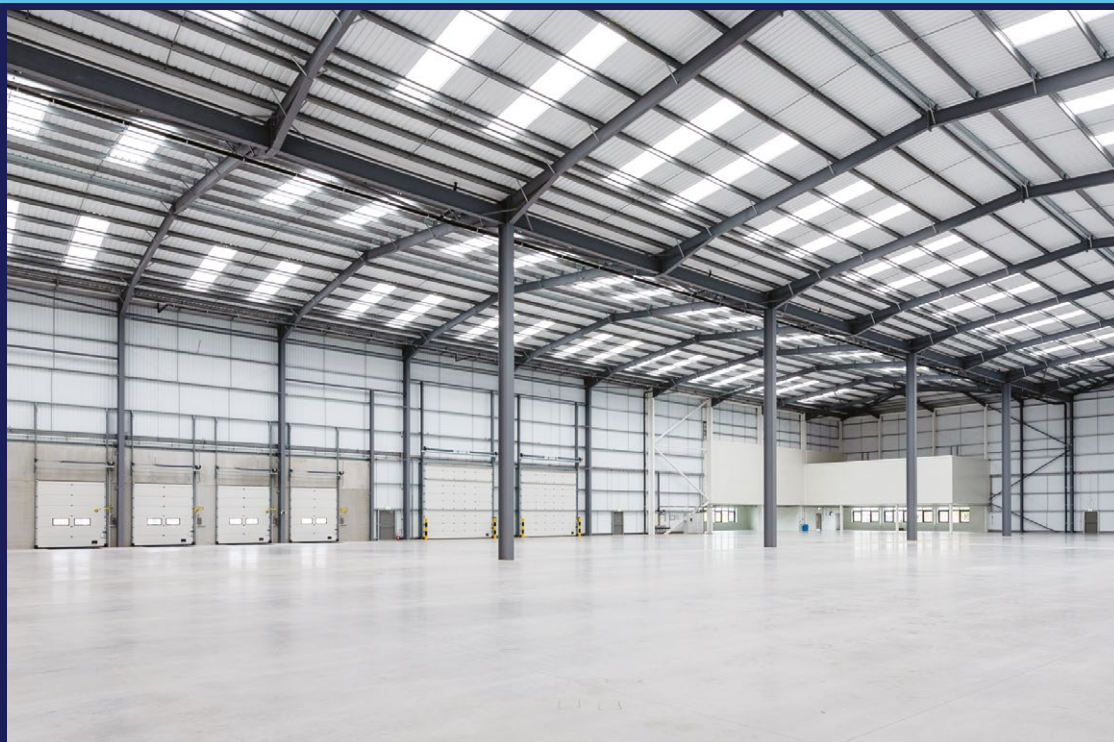
MOTORWAY LINKS

M6 J5	0.7 miles	M6 / M69 interchange	18 miles
M6 Toll T3	4.5 miles	M42 / M5 interchange	25 miles
M42 J9	5 miles	M6 / M1 interchange	29 miles
M42 / M40 interchange	16 miles	M1 / M25 interchange	92 miles

CITY LINKS

Central Birmingham	6 miles	Port of Liverpool	104 miles
Birmingham International Station	9 miles	London	120 miles
Birmingham Airport	9 miles	London Gateway Port	141 miles
Manchester	91 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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