



INDURENT

PARK LONGBRIDGE

B45 9AZ

///SILKS.LOSES.FORMS



Targeting BREEAM
Excellent.



Targeting EPC A+
standards.

12 BRAND NEW WAREHOUSE UNITS

UNITS RANGING FROM
10,016 SQ FT - 41,498 SQ FT
(930 SQ M - 3,885 SQ M)

Available from Q1 2027

Warehousing that Works.

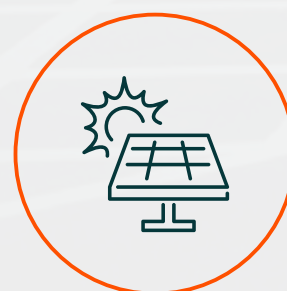
High performance space for your business.

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.

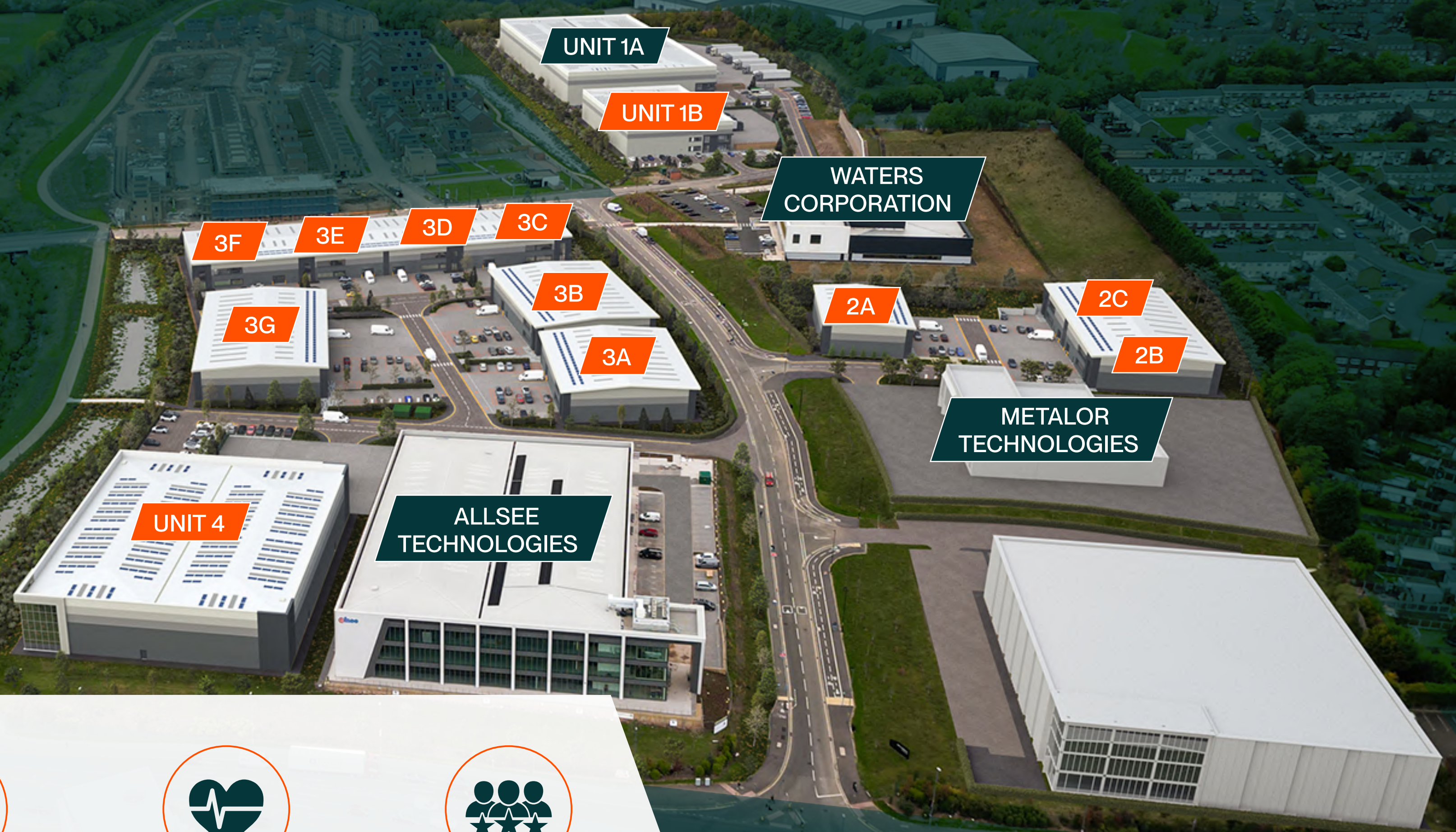


Targeting BREEAM Excellent.



Targeting EPC A+ standards.

Why choose Longbridge?



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.

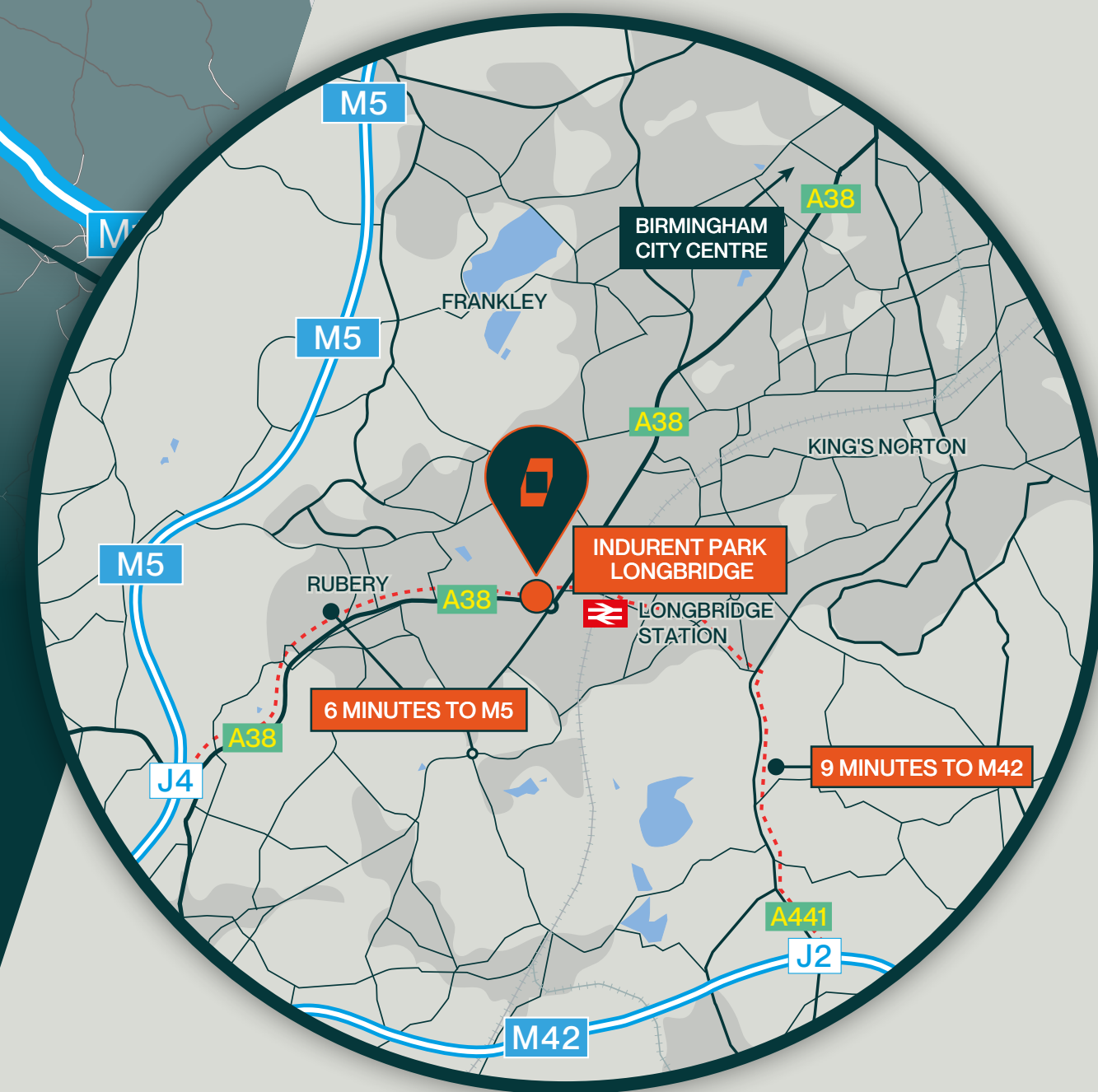


RAIL STATIONS	MILES
Longbridge	1
Middleton Hall Road	3
Barnt Green	3
Kings Norton	4
Birmingham New St	8

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



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.

Travel times indicative only.

Masterplan.



UNIT	TOTAL SIZE
UNIT 1A	114,256 SQ FT
UNIT 1B	33,498 SQ FT
UNIT 2A	10,016 SQ FT
UNIT 2B	11,246 SQ FT
UNIT 2C	10,548 SQ FT
UNIT 3A	16,704 SQ FT
UNIT 3B	20,694 SQ FT
UNIT 3C	15,533 SQ FT
UNIT 3D	11,242 SQ FT
UNIT 3E	12,537 SQ FT
UNIT 3F	14,290 SQ FT
UNIT 3G	25,662 SQ FT
UNIT 4	41,498 SQ FT

Total size includes amenity area.
 Development layout is indicative.
 Separate Unit 1A brochure available.



Warehousing that Works.

/ Unit plan.



UNIT 1B

WAREHOUSE	29,926 SQ FT
GF CORE/OFFICE	695 SQ FT
FF CORE/OFFICE	1,439 SQ FT
AMENITY AREA	1,438 SQ FT
TOTAL GIA	33,498 SQ FT
CAR PARKING	29 SPACES
CLEAR INTERNAL HEIGHT	10M
YARD DEPTH	35M
DOCK DOORS	1
LEVEL LOADING DOORS	3
POWER CAPACITY	800kVA



Warehousing that Works.

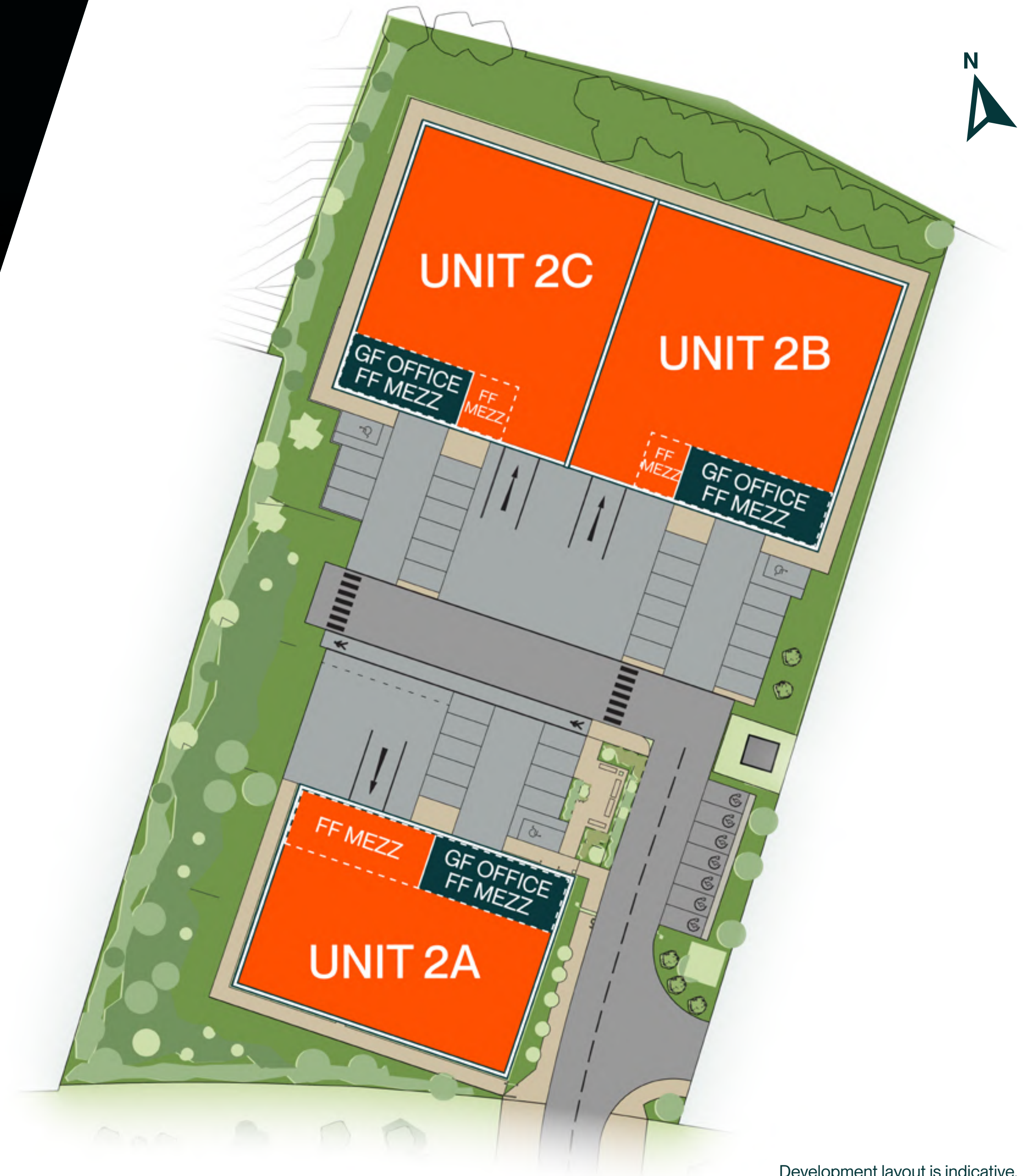
Development layout is indicative.

Unit plan.

	UNIT 2A	UNIT 2B	UNIT 2C
WAREHOUSE	6,960 SQ FT	8,616 SQ FT	8,061 SQ FT
GF CORE/OFFICE	1,026 SQ FT	1,236 SQ FT	1,236 SQ FT
FF CORE/OFFICE	2,030 SQ FT	1,394 SQ FT	1,251 SQ FT
TOTAL GIA	10,016 SQ FT	11,246 SQ FT	10,548 SQ FT
CAR PARKING	9 SPACES	10 SPACES	9 SPACES
CLEAR INTERNAL HEIGHT	8M	8M	8M
YARD DEPTH	14M	19M	19M
DOCK DOORS	1	1	1
POWER CAPACITY	125kVA	150kVA	150kVA



Warehousing that Works.



Development layout is indicative.

Unit plan.



	UNIT 3A	UNIT 3B	UNIT 3G
WAREHOUSE	14,006 SQ FT	18,246 SQ FT	22,824 SQ FT
GF CORE/OFFICE	980 SQ FT	459 SQ FT	458 SQ FT
FF CORE/OFFICE		1,989 SQ FT	2,380 SQ FT
FF MEZZANINE	1,718 SQ FT		
TOTAL GIA	16,704 SQ FT	20,694 SQ FT	25,662 SQ FT
CAR PARKING	15 SPACES	19 SPACES	23 SPACES
CLEAR INTERNAL HEIGHT	8M	8M	8M
YARD DEPTH	19M	19M	24M
DOCK DOORS	1	1	2
POWER CAPACITY	275kVA	275kVA	275kVA

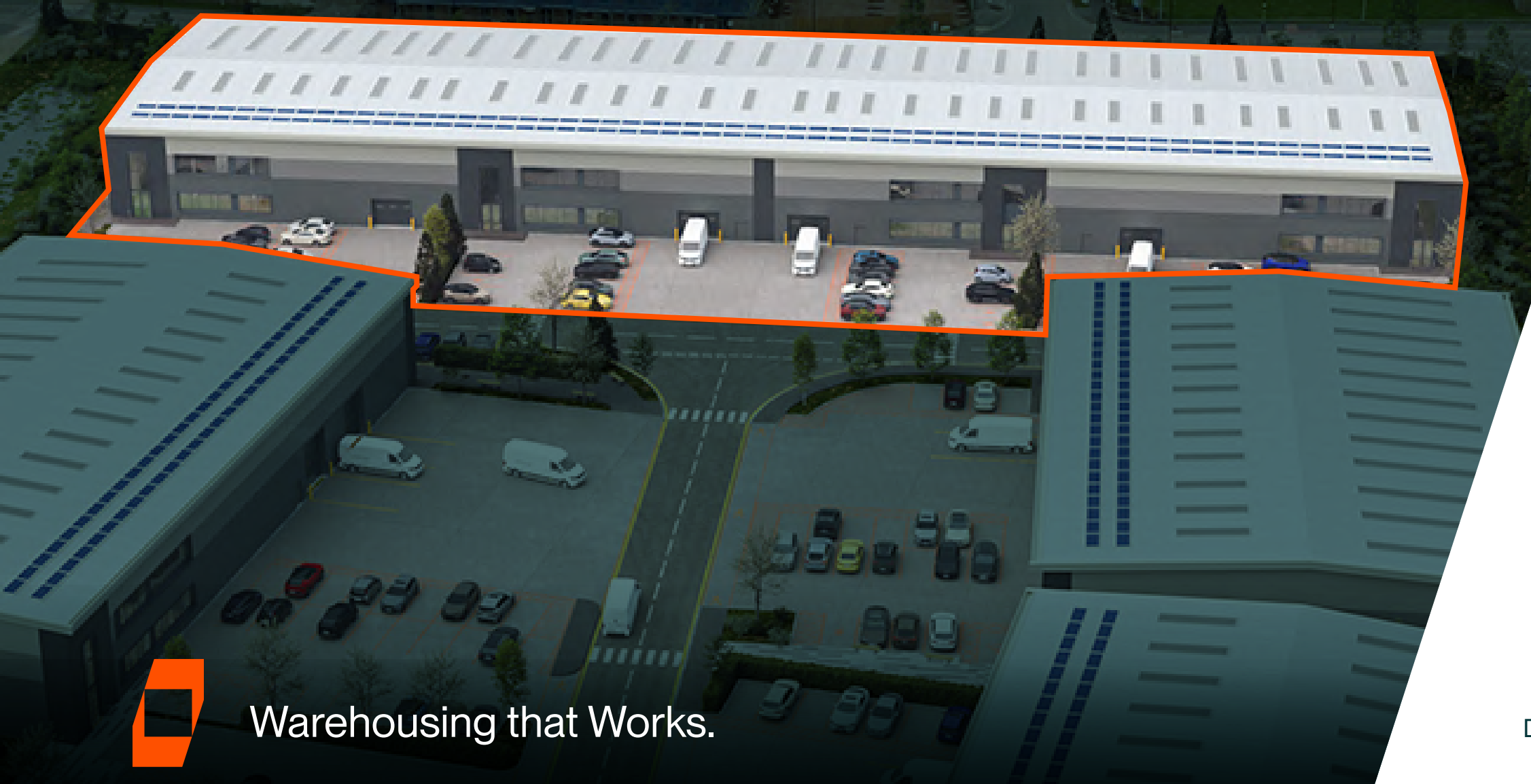



Warehousing that Works.

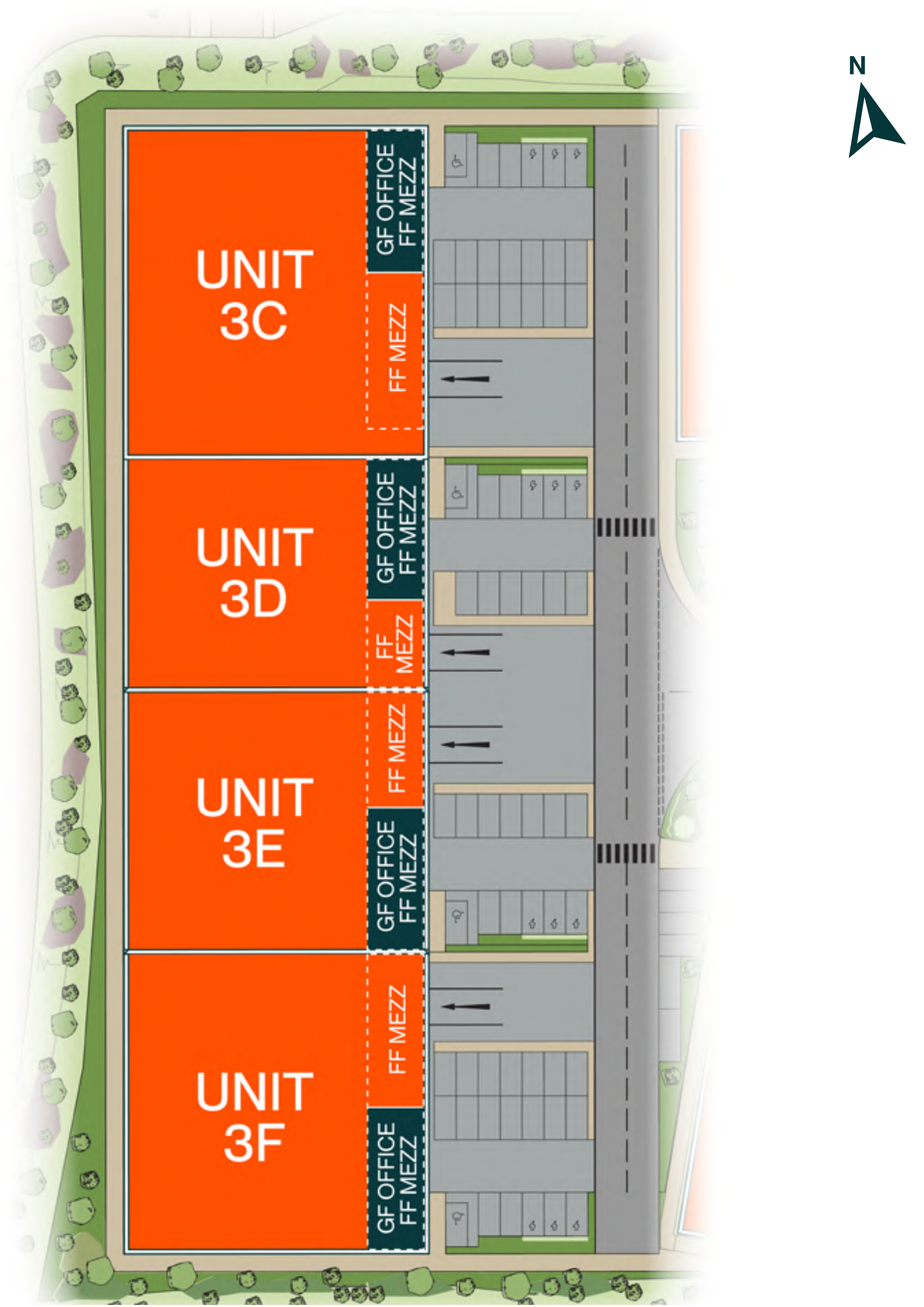
Development layout is indicative.

/ Unit plan.

	UNIT 3C	UNIT 3D	UNIT 3E	UNIT 3F
WAREHOUSE	12,247 SQ FT	8,556 SQ FT	9,576 SQ FT	11,033 SQ FT
GF CORE/OFFICE	1,096 SQ FT	1,030 SQ FT	1,096 SQ FT	1,096 SQ FT
FF MEZZANINE	2,190 SQ FT	1,656 SQ FT	1,865 SQ FT	2,161 SQ FT
TOTAL GIA	15,533 SQ FT	11,242 SQ FT	12,537 SQ FT	14,290 SQ FT
CAR PARKING	14 SPACES	10 SPACES	11 SPACES	13 SPACES
CLEAR INTERNAL HEIGHT	8M	8M	8M	8M
YARD DEPTH	19M	19M	19M	19M
LEVEL LOADING DOORS	1	1	1	1
POWER CAPACITY	150kVA	150kVA	150kVA	150kVA



 Warehousing that Works.



Development layout is indicative.

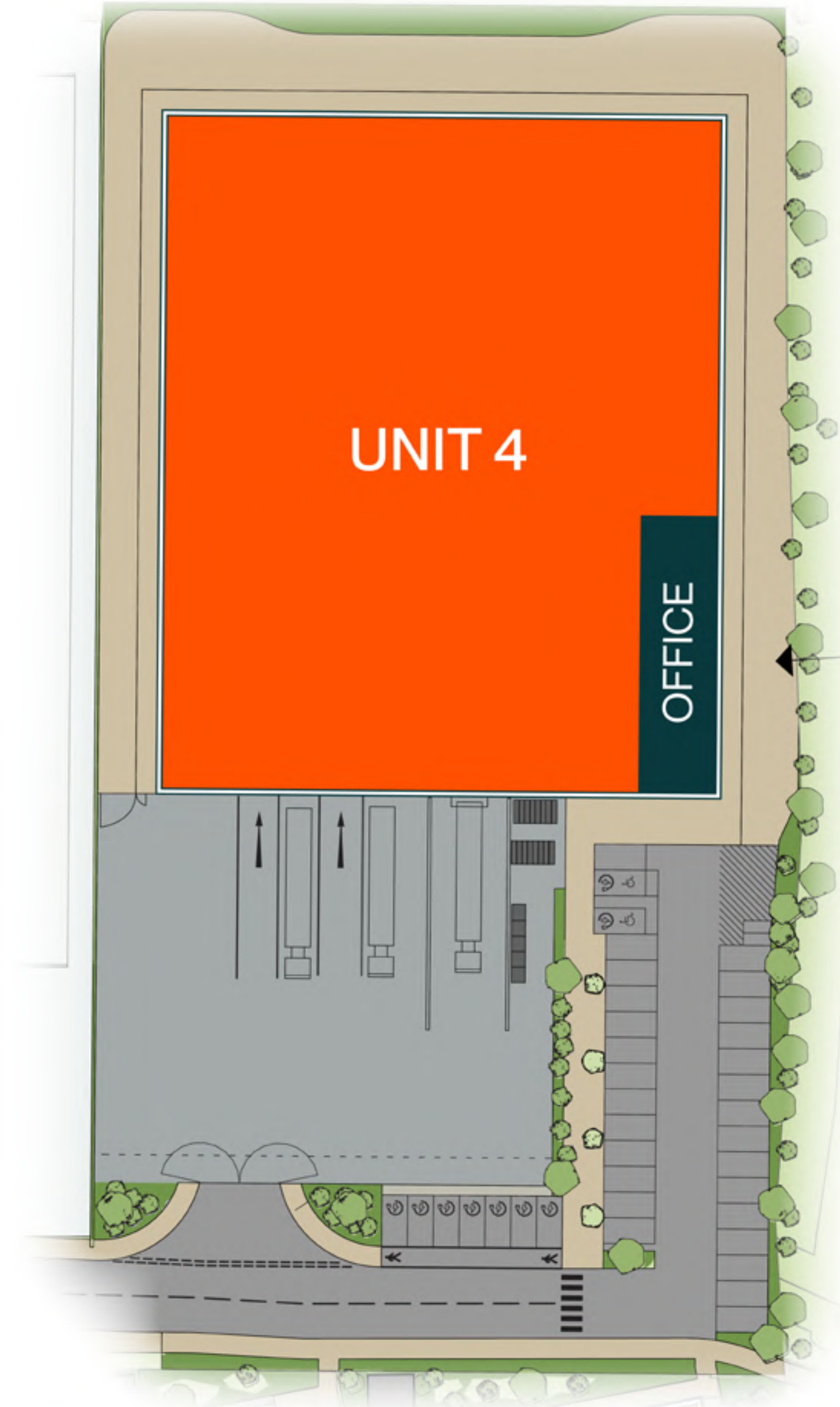
/ Unit plan.

UNIT 4

WAREHOUSE	36,950 SQ FT
GF CORE/OFFICE	695 SQ FT
FF CORE/OFFICE	1,930 SQ FT
AMENITY AREA	1,923 SQ FT
TOTAL GIA	41,498 SQ FT
CAR PARKING	36 SPACES
CLEAR INTERNAL HEIGHT	10M
YARD DEPTH	35M
DOCK DOORS	1
LEVEL LOADING DOORS	2
POWER CAPACITY	500kVA



Warehousing that Works.



Development layout is indicative.



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

📞 07976 581 418

✉ james.irwin-singer@indurent.com



Warehousing that Works.

Indicative computer generated image of Indurent Park Longbridge.





JAMES IRWIN-SINGER

Development Director

📞 07976 581 418

✉️ james.irwin-singer@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. April 2026. TBDW 06962-05.



Warehousing that Works.

indurent.com