



INDURENT

NETWORK PARK, BIRMINGHAM

B8 1AU
///METRO.OVER.RACED

INDUSTRIAL/WAREHOUSE FACILITY

UNIT 8: 10,066 SQ FT (935.25 SQ M)

Available now



Extensively
refurbished
warehouse unit.



City centre and
J6 M6 within
10 minutes.



EPC rating of B.



Warehousing that Works.

High performance space for your business.

Customers at Network Park will benefit from a well-connected location just 3.5 miles north east of Birmingham city centre, in the established Birmingham Heartlands area. Fast access to the Heartlands Spine Road puts you on a dual carriageway network that links directly to Junction 5 of the M6, around 2 miles away, helping you move goods and reach customers with ease.

The A47 gives you a clear route into the Middle Ring Road, the A38M Aston Expressway and the city centre. This makes daily travel straightforward and supports reliable distribution across Birmingham and beyond.

Be part of a strong industrial location, close to well-known occupiers including Greggs, Booker, Smurfit Kappa, DHL, IMI Truflo Marine and Hydraforce Hydraulics. Jaguar Land Rover's Castle Bromwich plant is around 3 miles away, along with other established businesses such as Dunlop Aircraft Tyres. This places customers in a proven environment, with a skilled workforce and an active supply chain nearby.



Warehousing that Works.

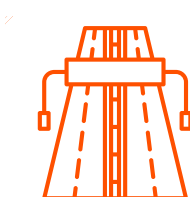


You're well-connected.



CITIES/MAJOR TOWNS

Birmingham	3.5 miles	9 mins
Solihull	9.6 miles	22 mins
Tamworth	15.9 miles	28 mins
Wolverhampton	17.6 miles	30 mins
Coventry	21.8 miles	35 mins
Derby	41 miles	55 mins



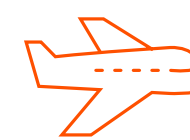
MAJOR ROADS

A45	1.9 miles	6 mins
M6	2.7 miles	7 mins
A38	2.2 miles	9 mins
A41	3.6 miles	12 mins
M5	7.3 miles	15 mins
M42	7.2 miles	23 mins



RAIL TERMINALS

Duddeston (Freight)	0.3 miles	2 mins
Adderley Park (Freight)	0.5 miles	4 mins
Aston	1.9 miles	6 mins
Birmingham Moor Street	2.5 miles	12 mins
Birmingham New Street	3.8 miles	14 mins

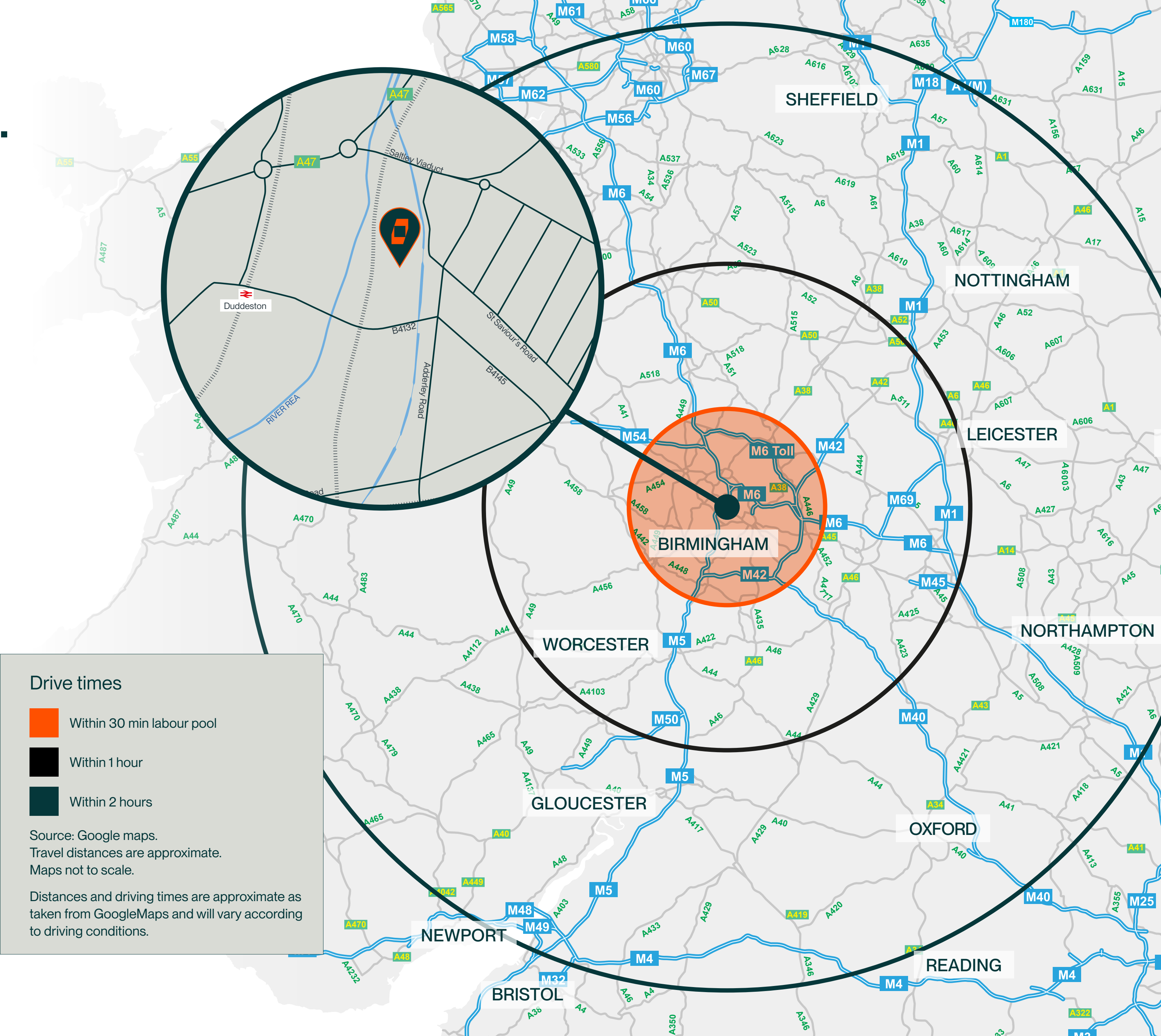


AIRPORTS

Birmingham Airport	11.9 miles	23 mins
East Midlands Airport	40 miles	47 mins



Warehousing that Works.



Schedule of accommodation.

UNIT 8	
WAREHOUSE	8,149 SQ FT (757.06 SQ M)
FIRST FLOOR	1,393 SQ FT (129.43 SQ M)
RECEPTION & WELFARE SPACE (GF AND FF)	524 SQ FT (48.68 SQ M)
TOTAL	10,066 SQ FT (935.25 SQ M)
CAR PARKING SPACES	16

All floor areas are approximate gross internal areas.

Specifications.



EPC B rating

EPC rated B



Minimum eaves height 8m



Refurbished office & welfare facilities



Electric roller shutter doors



25m deep concrete service yard



Secure site including out-of-hours electronic gate and CCTV



Generous parking provision



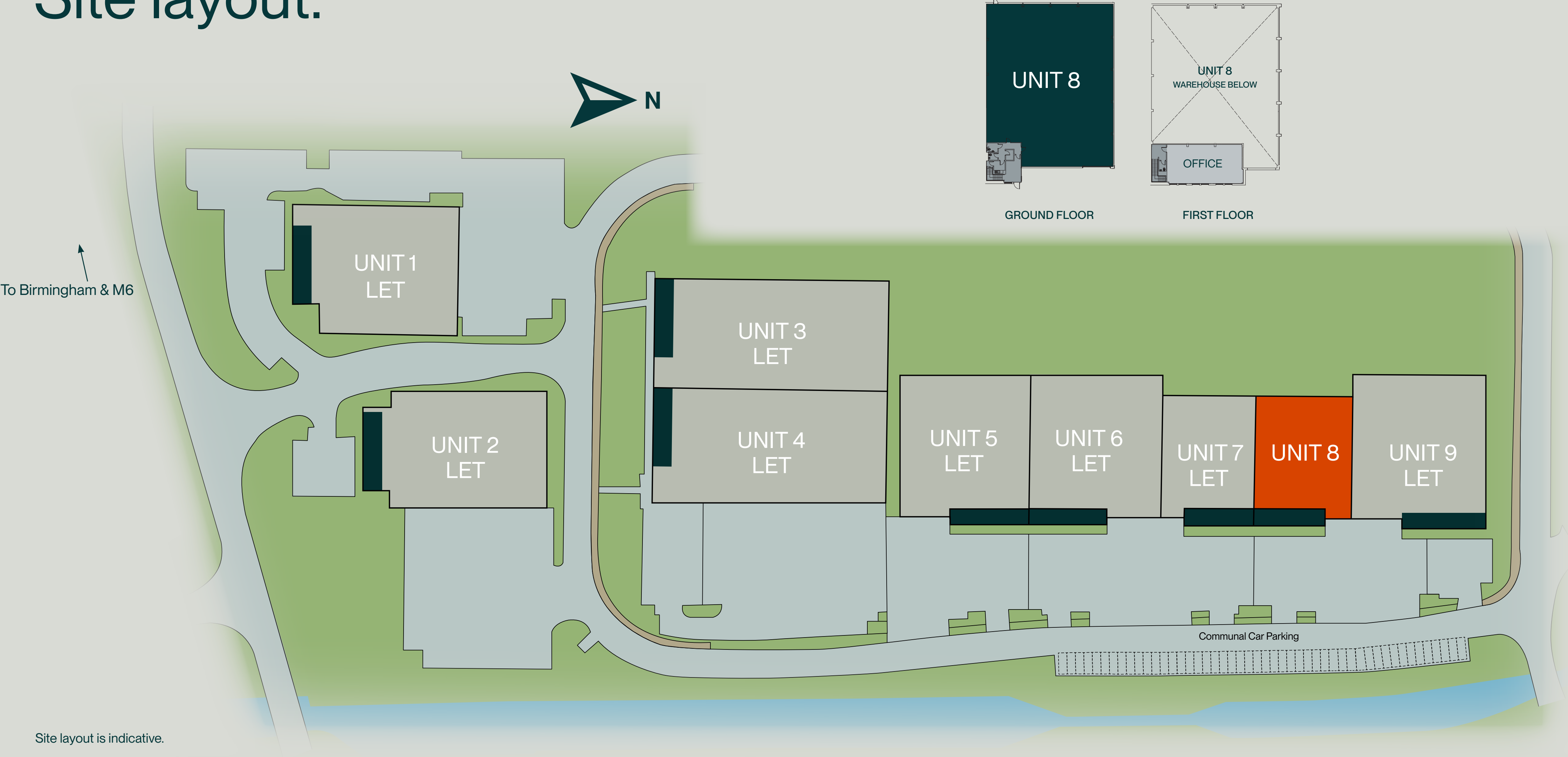
LED Lights



3 phase power



Site layout.





JACK DUTTON

Asset Manager

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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. September 2026. TBDW05701-25.

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