

TORQUE

Birmingham B24 0QY

- > 22 new industrial/warehouse units
- > 4,542 - 65,669 sq ft
- > Super Prime Urban Logistics Development

To let

PRE-SOLD

PRE-SOLD

A development by:

Chancerygate 

BRIDGES
Fund Management

Available Q1 2026

TORQUE

Commanding a prominent position on the Chester Road.

Approximately 5 miles from Birmingham City Centre.

The subject site is located in close proximity to the Castle Bromwich Factory of Jaguar Land Rover and adjacent to McDonalds, Aldi and Volvo. Birmingham is England's second City with an approximate population of 1.14 million.

The site benefits from a population of 2.5 million within a 30 minute drive. The site is well located, and benefits from being in close proximity to the national motorway network via junction 5 of the M6, and Birmingham City Centre.



Planning Use

E(g) (iii) B2 & B8 use classes.

Terms

Available on a leasehold basis.

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	10,150	2,336	12,486
2	9,451	2,174	11,625
3	8,654	2,002	10,656
4	8,428	1,948	10,376
5	4,693	1,582	6,275
6	5,317	1,776	7,093
7	4,639	1,421	6,060
8	4,639	1,421	6,060
9	4,219	1,292	5,511
10	4,510	1,378	5,888
11	3,671	1,119	4,790
12	3,476	1,066	4,542
13	29,601	3,465	33,066
14	28,944	3,659	32,603
15	13,186	2,476	15,662
16	11,991	2,250	14,241
17	11,754	2,207	13,961
18	11,539	2,164	13,703
19	15,683	2,949	15,683
20	9,494	2,153	11,647
21	10,947	2,486	13,433
22	10,689	2,422	13,111









Industrial and Warehouse Units 1-12

4,542 up to 12,486 sq ft

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 Fitted first floor offices	 Landscaped environment	 Electric car charging points
 Ability to combine units	 WCs	 Photovoltaic panels
 24/7 access available	 Kitchenette	 12 year collateral warranty available



Computer Generated Image

TORQUE



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

Industrial and Warehouse Units 13-14

32,603 up to 65,669 sq ft (units combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 Fitted first floor offices	 Landscaped environment	 Electric car charging points
 Ability to combine units	 12 year collateral warranty available	 Photovoltaic panels
 24/7 access available	 Secure business park	 Shower facilities



Computer Generated Image

TORQUE



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

Industrial and Warehouse Units 15-22

11,647 up to 15,683 sq ft

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 Fitted first floor offices	 12 year collateral warranty available	 Electric car charging points
 Ability to combine units	 Secure business park	 WCs
 24/7 access available	 Photovoltaic panels	 Kitchenette



Computer Generated Image

TORQUE



Previous Chancerygate development



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Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Occupiers at Torque will benefit from the following green credentials which minimises the scheme's carbon footprint on the surrounding local environment.



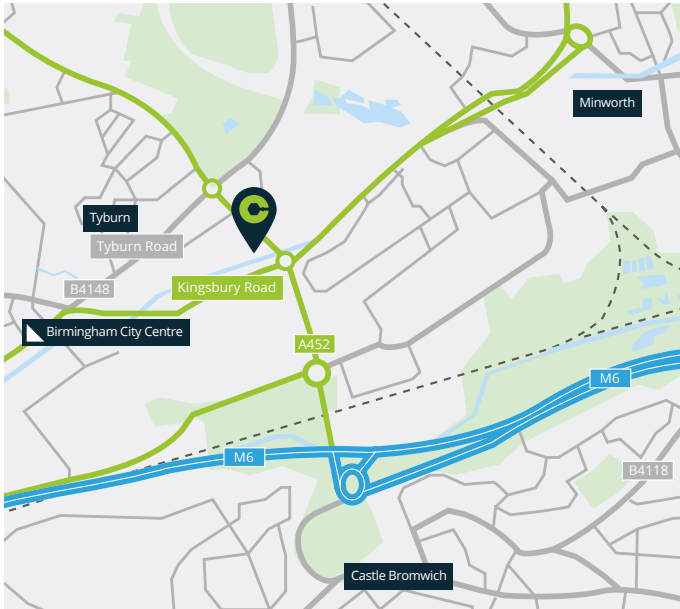
External amenity area - previous development



Cycle Storage & EV charging point - previous development



TORQUE



torquebirmingham.co.uk

Travel Distances

Road:

M6 (J5)	1.3 miles
M42 (J9)	3.5 miles
M6 Toll (T1)	3.6 miles
Sutton Coldfield	4.9 miles
M42 (J6)	5.4 miles
Birmingham City Centre	6.2 miles
Coventry City Centre	19.4 miles
London	113.4 miles

Rail:

Hams Hall Rail Freight Terminal	5.4 miles
Birmingham International Rail Freight Terminal	10.8 miles

Airport:

Birmingham International Airport 8.3 miles

Chester Road, Erdington
Birmingham B24 0QY

/// aside.transfers.aims

More information available through the joint marketing agents:



0121 200 2220
knightfrank.co.uk

James Clements 07436 165015
james.clements@knightfrank.com

Ed Kennerley 07972 187779
edward.kennerley@knightfrank.com



0121 616 4800
geraldve.com

Sebastian Moseley 07825 868 943
smoseley@geraldve.com

Sam Pearson 07557 587 826
spearson@geraldve.com

Ellie Crathern 07385 393991
ecrathern@geraldve.com

A development by:

BRIDGES
Fund Management

Chancerygate

Rob Watts 07920 004736
rwatts@chancerygate.com

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted, July 2024. 23622.07/24