

DUE TO BE REFURBISHED  
AVAILABLE Q1 2026



UNITS 1&2  
**CASTLE BROMWICH  
BUSINESS PARK**

ORTON WAY > BIRMINGHAM > B35 7BD



**WAREHOUSE UNITS TO LET**

**24,517 - 56,578 SQ FT**  
(2,278 - 5,256 SQ M)

 5 level  
loading doors

 8m  
eaves height

 2  
secure yards

 Immediate  
proximity to J5 M5



## LOCATION

The property is strategically located within a well established industrial estate, prominently positioned on Orton Way in Castle Bromwich, immediately adjacent to J5 M6 motorway.

Orton Way is accessed via Tameside Drive, which connects directly to the A452 dual carriageway. The A452 provides access to key regional routes including M6, A47 and Tyburn Road, a principal arterial route into Birmingham City Centre.

## DESCRIPTION

Units 1 & 2 Orton Way, are securely gated modern warehouses constructed circa 2000. The units are due to be refurbished and will be available for occupation Q1 2026. As part of the refurbishment ESG enhancements will be undertaken. The units will be available separately or as a whole.

## ACCOMMODATION

	SQ FT	SQ M
<b>Unit 1</b>		
Warehouse	27,139	2,521.27
Ground Floor Office/Undercroft	2,459	228.45
First Floor Offices	2,463	228.81
<b>Total</b>	<b>32,061</b>	<b>2,978.54</b>
<b>Unit 2</b>		
Warehouse	20,754	1,928.096
Ground Floor Office/Undercroft	1,876	174.29
First Floor Offices	1,887	175.31
<b>Total</b>	<b>24,517</b>	<b>2,277.68</b>
<b>Units 1 &amp; 2 TOTAL (GIA)</b>	<b>56,578</b>	<b>5,256.227</b>



## UNITS 1&2 CASTLE BROMWICH BUSINESS PARK

ORTON WAY > BIRMINGHAM > B35 7BD

## SPECIFICATION



Steel portal frame with part brick & profile metal clad elevations



53  
Car parking spaces  
(Unit 1(27)/Unit 2(26))



8m Minimum eaves height



5 Roller shutter doors  
(Unit 1(3)/Unit 2(2))



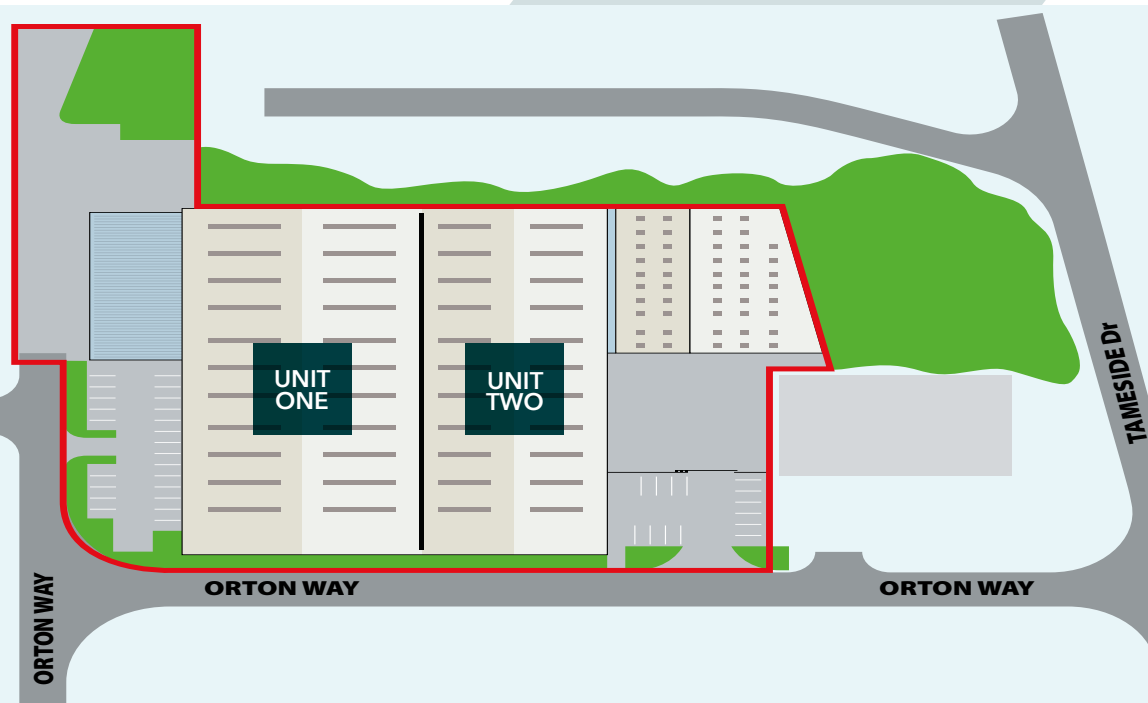
2 Secure fenced loading yards



Substantial covered canopies



Pitched profile clad roofs



#### TERMS

The premises are available to let on new full repairing and insuring lease(s), on terms to be agreed.

#### RENTAL

Upon application.

#### BUSINESS RATES

The current rateable value for this unit is £312,500.

#### EPC

The current EPC rating is C-63 (subject to refurbishment). A copy of the EPC is available upon request.

#### PLANNING

Use classes B1, B2, B8. All parties to make their own enquiries with the local planning office.

#### VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

#### LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

#### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.



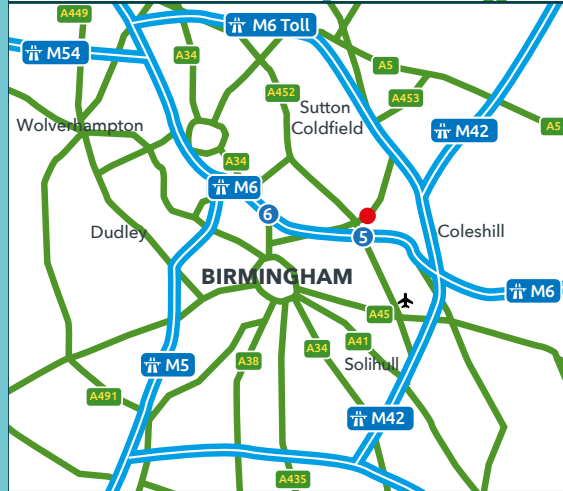
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	MILES
J5 M6	0.5
J6 M6	4
M6 Toll	7.5



BIRMINGHAM	MILES
City Centre	7
Airport	7.5
International	8



**UNITS 1&2  
 CASTLE BROMWICH  
 BUSINESS PARK**

**VIEWINGS**

Strictly by prior arrangement with the agents:

**Christian Smith**  
 07808 784 789  
 christian.smith@savills.com

**Katie Beswick**  
 07779 926 822  
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savills.co.uk **savills**  
**0121 634 8400**

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