

COMING
Q3 2025



SENTINEL

LOGISTICS PARK

NEW INDUSTRIAL/WAREHOUSE UNITS
42,000 - 123,000 FT² / 3,900 - 11,400 M²

CASTLE BROMWICH | BIRMINGHAM | B35 7AR

WWW.SENTINELPARK.CO.UK

IPIF

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.



SENTINEL

LOGISTICS PARK

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 targeting high ESG credentials.

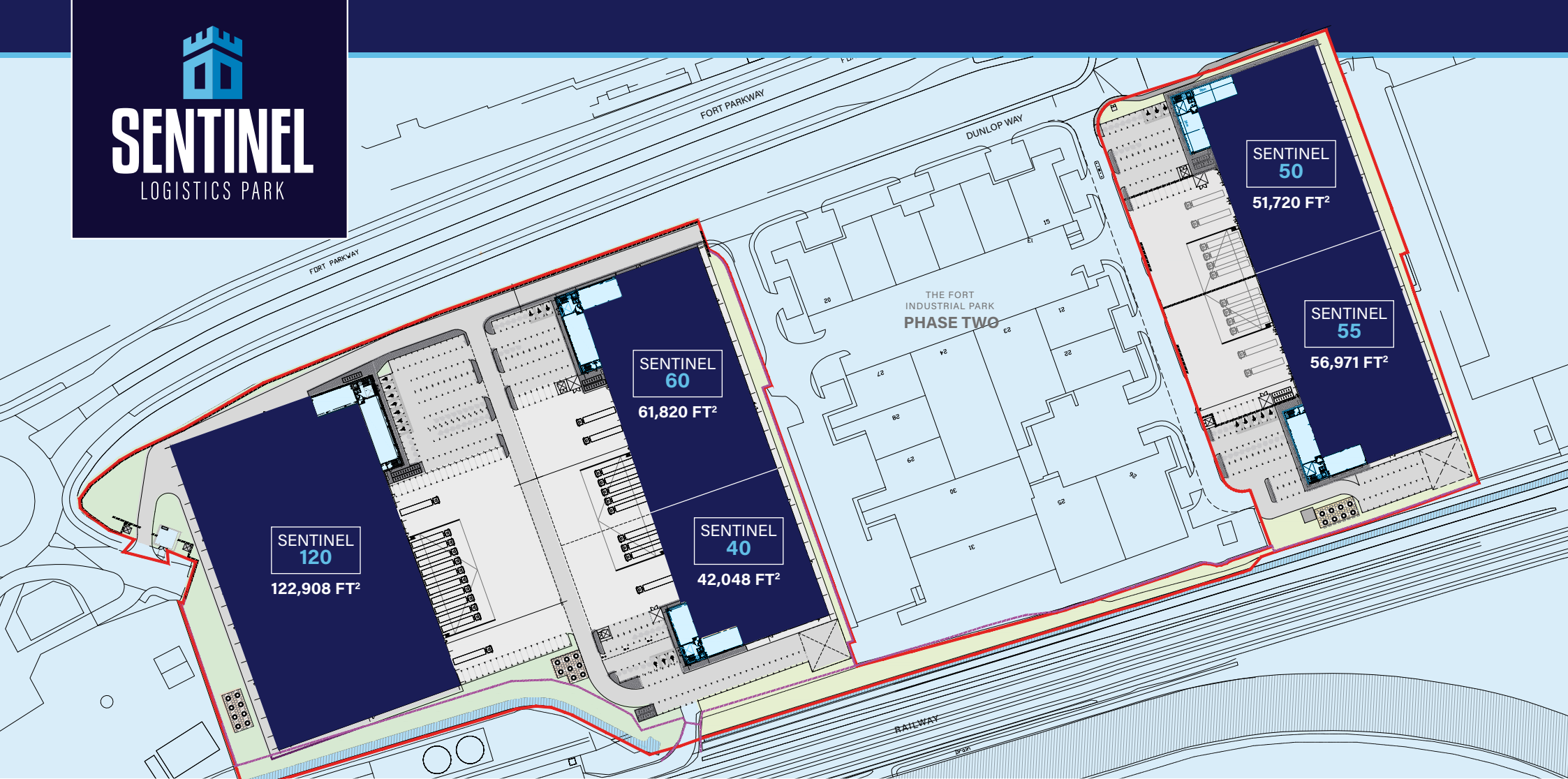




M6 J5	0.7 miles	M6 / M69 interchange	18 miles
M6 Toll T3	4.5 miles	M42 / M5 interchange	25 miles
M42 J9	5 miles	M6 / M1 interchange	29 miles
M42 / M40 interchange	16 miles	M1 / M25 interchange	92 miles

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

WWW.SENTINELPARK.CO.UK



SENTINEL 50	FT² (GEA)	M² (GEA)
Warehouse	47,880	4,448.2
Office	3,840	356.8
TOTAL	51,720	4,805.0
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 55	FT² (GEA)	M² (GEA)
Warehouse	52,588	4,885.6
Offices	4,383	407.2
TOTAL	56,971	5,292.8
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 60	FT² (GEA)	M² (GEA)
Warehouse	57,240	5,317.8
Offices	4,580	425.5
TOTAL	61,820	5,743.3
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 40	FT² (GEA)	M² (GEA)
Warehouse	38,411	3,568.5
Offices	3,637	337.9
TOTAL	42,048	3,906.4
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 120	FT² (GEA)	M² (GEA)
Warehouse	112,560	10,457.1
Offices	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	



TARGETING A CARBON NET ZERO DEVELOPMENT



BREEAM "EXCELLENT"
(Targeted)



EPC "A"
(Targeted)



EV CHARGING POINTS
to approximately 20%
of parking spaces



Roof-mounted solar
PHOTOVOLTAIC PANELS



**10-15% WAREHOUSE
ROOF LIGHTING**



LOW ENERGY LED LIGHTING
with daylight sensors



High efficiency **OFFICE VENTILATION**
with heat recovery and variable speed fans



Targeting high levels of
AIR TIGHTNESS



**RECYCLED COMPONENTS
& AGGREGATES**

The use of cement replacement materials
shall be maximised to reduce carbon output



CYCLE STORAGE



40 - 50m YARDS



12.5 - 15m EAVES



PASSENGER LIFTS



450 - 1,210 kVA



SENTINEL

LOGISTICS PARK



Full planning consent has been granted to deliver the brand new warehouse/industrial units for occupation within Use Classes E(g)(iii), B2 and B8.

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.

WWW.SENTINELPARK.CO.UK

For further information, please contact the joint agents:



Steven Jagers | 07837 995 259
steven.jagers@jll.com

Carl Durrant | 07971 404 655
carl.durrant@jll.com

Lexann Souza | 07752 466 959
lexann.souza@jll.com



Neil Slade | 07766 470 384
neil.slade@harris lamb.com

Thomas Morley | 07921 974 139
thomas.morley@harris lamb.com

Matthew Tilt | 07834 626 172
matthew.tilt@harris lamb.com

A SCHEME OWNED
& DELIVERED BY

IPIF
0800 804 8600
www.ipif.com