

# TORQUE

Birmingham B24 0SA

To let

## 22 new industrial/warehouse units

4,542 - 65,669 sq ft



Chancerygate BRIDGES  
Fund Management

# Strategic locations. Sustainable buildings.

Commanding a prominent position on Chester Road approximately 6 miles from Birmingham City Centre. Located in close proximity to the Castle Bromwich Factory of Jaguar Land Rover and adjacent to McDonalds, Aldi, Volvo and Selco. Birmingham is England's second city with an approximate population of 1.14 million.





Birmingham

Fort Shopping Park

Fort Dunlop

M6

J5 M6

B&Q



Kingsbury Road



Ravenside Retail Park

Castle Vale Retail Park



A452



Erdington Industrial Park

Chester Road



IRON MOUNTAIN



Self storage (pre sold)

EV Charging facility (pre sold)





## Accommodation

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

Unit	Ground Floor	First Floor	Total	Unit	Ground Floor	First Floor	Total	Unit	Ground Floor	First Floor	Total
1	10,150	2,336	<b>12,486</b>	9	4,219	1,292	<b>5,511</b>	17	11,754	2,207	<b>13,961</b>
2	9,451	2,174	<b>11,625</b>	10	4,510	1,378	<b>5,888</b>	18	11,539	2,164	<b>13,703</b>
3	8,654	2,002	<b>10,656</b>	11	3,671	1,119	<b>4,790</b>	19	15,683	2,949	<b>18,632</b>
4	8,428	1,948	<b>10,376</b>	12	3,476	1,066	<b>4,542</b>	20	9,494	2,153	<b>11,647</b>
5	4,693	1,582	<b>6,275</b>	13	29,601	3,465	<b>33,066</b>	21	10,947	2,486	<b>13,433</b>
6	5,317	1,776	<b>7,093</b>	14	28,944	3,659	<b>32,603</b>	22	10,689	2,422	<b>13,111</b>
7	4,639	1,421	<b>6,060</b>	15	13,186	2,476	<b>15,662</b>				
8	4,639	1,421	<b>6,060</b>	16	11,991	2,250	<b>14,241</b>			<b>Total</b>	<b>271,421</b>

# Industrial & warehouse 4,542 - 65,669 sq ft

High specification flexible industrial/warehouse units with fully fitted first floor offices.

**Available Q3 2026**



37.5-50kN sq m floor loading



8.25-10.5m minimum clear internal height



Ability to combine units



Electric loading doors



Up to 37.5m yard depths



Fitted first floor offices



EV charging



Kitchenette



12 year collateral warranty available



WCs and shower facilities



Secure business park



24/7 access available



CGI



Previous Chancerygate development



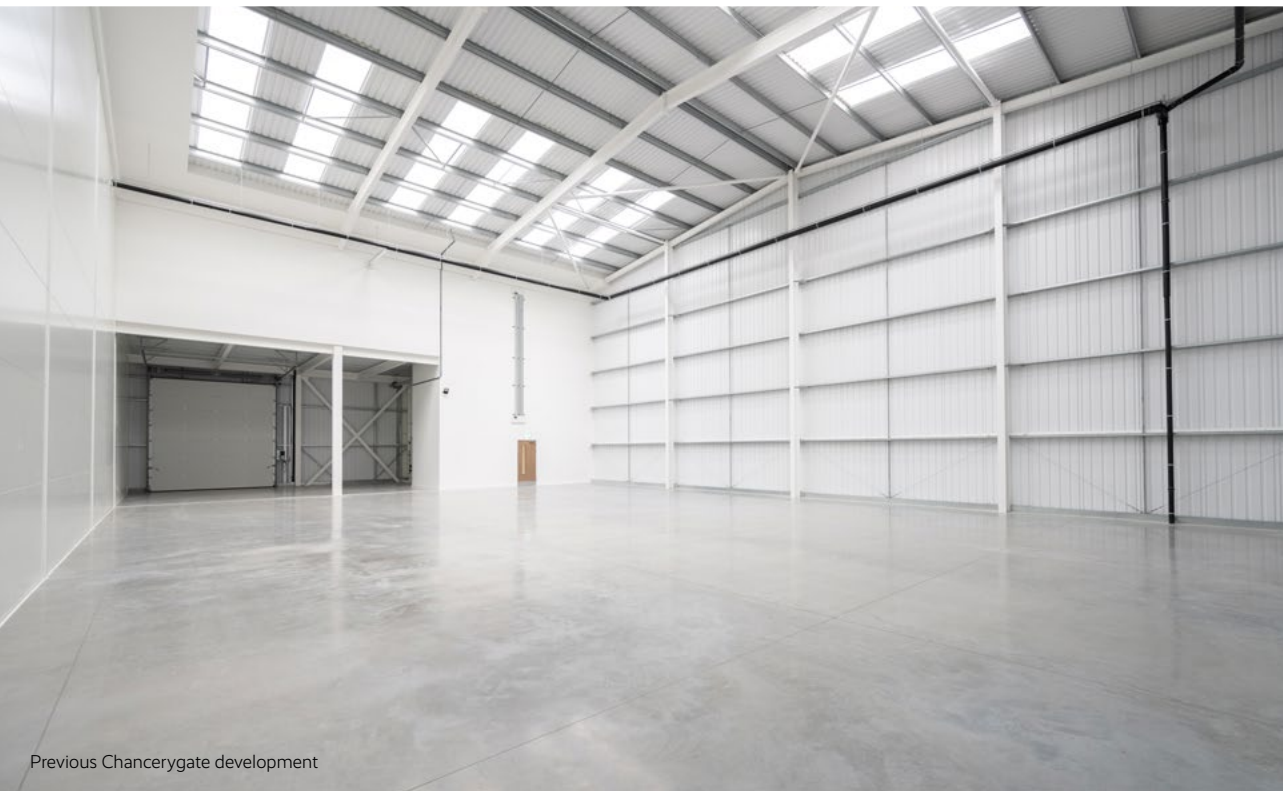
Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development





**Sustainable approach.**  
**Positive impact.**

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

**Green initiatives at Torque Park include:**

- Solar PV panels on all units\*
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- Landscaped communal areas enhancing biodiversity
- External wellbeing areas
- Cycle shelters
- A Net Zero Carbon for Regulated Energy Scheme

\*£0.94 per sq ft per annum through use of PVs based on using current energy prices as of January 2025 and assuming 100% PV generation is used.



Targeting  
BREEAM 'Excellent'



Targeting  
EPC A+ rating

# Right spaces. Right places.

## Chester Road, Erdington, Birmingham B24 0SA



Road	Distance (miles)
M6 (J5)	1.3
M42 (J9)	3.5
M6 Toll (T1)	3.6
Sutton Coldfield	4.9
M42 (J6)	5.4
<b>City</b>	
Birmingham	6.2
Coventry	19.4
London	113.4

Airport	Distance (miles)
Birmingham International	8.3
<b>Rail</b>	
Chester Road Train Station	1.5
Hams Hall Rail Freight Terminal	5.4
Birmingham New Street Station	6.6
Birmingham International Station	8.3
Birmingham International Rail Freight Terminal	10.8

[torquebirmingham.co.uk](http://torquebirmingham.co.uk)

Contact agents to find out more



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Fund Management

**Chancerygate**

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