

Land Development

# UNIT 1A | INDURENT PARK LONGBRIDGE

Bristol Rd S Longbridge, Birmingham, B31 5BN



## UNIT 1A | 114,256 SQ FT

Unit 1A is the flagship unit at Indurent Park Longbridge

Unit 1A is the flagship unit at Indurent Park Longbridge, delivering 114,256 sq ft of premium industrial and logistics space within one of the Midlands' most significant regeneration zones. Designed to achieve BREEAM Excellent and EPC A+ performance, the building incorporates market leading sustainability features including PV ready roofing, energy efficient building systems, smart LED lighting and EV charging infrastructure, driving lower operational costs and supporting long term ESG goals. With a 12.5m clear internal height, 102,867 sq ft warehouse, high quality office space across ground and first floors, and a 50m service yard, Unit 1A is engineered for high performance operations, from advanced manufacturing to large scale distribution. Its modern design, efficient layout and high spec finishes create a best in class working environment for occupiers seeking operational efficiency, flexibility and strong workforce appeal. Positioned just 8 miles from Birmingham city centre and minutes from the M5, M42 and A38, L115 benefits from exceptional connectivity across the West Midlands and beyond. The unit forms part of a wider £1 billion transformation of Longbridge, now a thriving destination of new homes, businesses, green spaces and transport links, offering occupiers a strategic, sustainable and future ready base at the heart of the region.



Lease Type **New**

### Unit Summary

- BREEAM Excellent
- EV Car charging
- EPC A+
- 12.5 Clear Internal Height
- Solar panels
- Secure yard

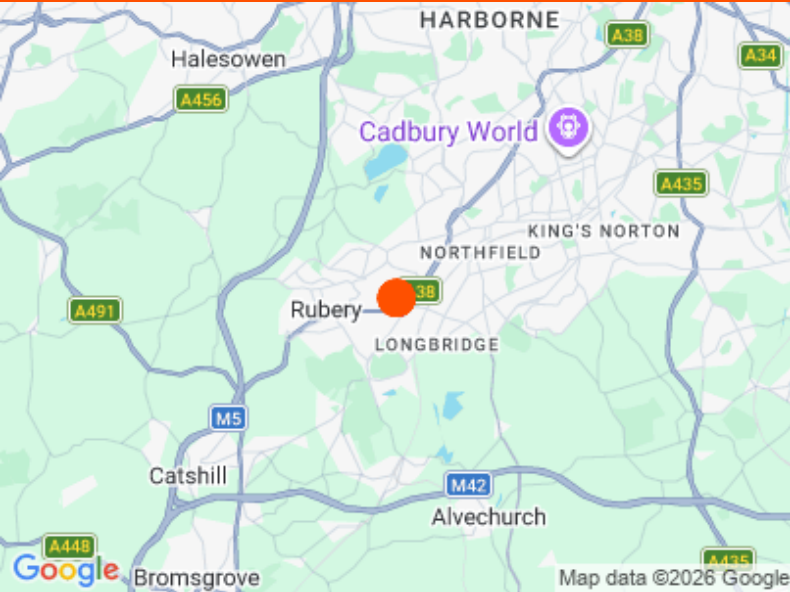
### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£1,251,103.00	£10.95
Rates	Not specified	Not specified
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£1,251,103.00</b>	<b>£10.95</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.




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## Location

Located 12km south west of Birmingham city centre, the estate benefits from strong regional and national connectivity. With excellent transport links into Birmingham and the broader West Midlands, supported by ongoing investment in local infrastructure and improved walking and cycling routes along the River Rea Valley.

-  Road  
M5 J3 & J4: 4 miles
-  Airport  
Birmingham Airport: 18 miles
-  Rail  
Longbridge Station: 0.8 miles

## Additional Information


Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A

## Key Contact



**James Irwin-Singer**  
Development Director

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