

NETWORK PARK BIRMINGHAM

SALTLEY, BIRMINGHAM B8 1AU



Extensively
refurbished
warehouse units



Level access
doors



LED lighting



Minimum eaves
height 8m

EXTENSIVELY REFURBISHED INDUSTRIAL / WAREHOUSE UNITS
READY FOR IMMEDIATE OCCUPATION

UNIT 6 TO LET: 15,078 SQ FT (1,400.89 SQ M)

UNIT 7 TO LET: 10,063 SQ FT (934.94 SQ M)

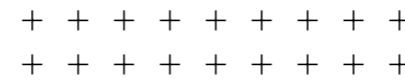
Changing spaces in Birmingham

Network Park is located approximately 1 mile north east of Birmingham City Centre within Birmingham Heartlands. The Heartlands Spine Road commences a short distance from the development and gives dual carriageway access, throughout north-east Birmingham and to junction 5 M6 (2 Miles). The A47 gives unbroken dual carriageway access to the Middle Ring Road (A4540), Aston Expressway (A38M) and Birmingham City Centre.

Network Park is situated within close proximity of a variety of major Birmingham industrial occupiers, including Greggs Mainstream Way Facility, Booker, Smurfit Kappa, DHL, IMI Truflo Marine and Hydraforce Hydraulics to name a few. Jaguar Land Rover's (JLR) Caste Bromwich plant is c. 3 miles north east along with Dunlop Aircraft Tyres amongst others.



Images show interiors of unit 6



TRAVEL DISTANCES

CITIES/TOWNS

Birmingham City Centre	1.5 miles
Wolverhampton	16.9 miles
Coventry	19.9 miles
Derby	41 miles
Leicester	42.8 miles
Stoke on Trent	45.6 miles
Nottingham	50 miles

MOTORWAYS/ROAD

M6	2.7 miles
M5	7.3 miles
M54	15.3 miles
M69	22.5 miles
M1	33.1 miles

RAIL

Duddeston	0.3 miles
Adderley Mill	0.5 miles
Aston	1.6 miles
Birmingham Moor Street	2 miles
Birmingham New Street	3.3 miles

AIRPORTS

Birmingham Airport	8.6 miles
East Midlands Airport	39.6 miles





To Birmingham City Centre

Estate entrance



Closest occupiers include:
 Greggs Mainstream Way Facility
 Booker
 Smurfit Kappa
 Go Interiors

Secondary estate entrance leading to Adderley Road

Site plan is indicative.

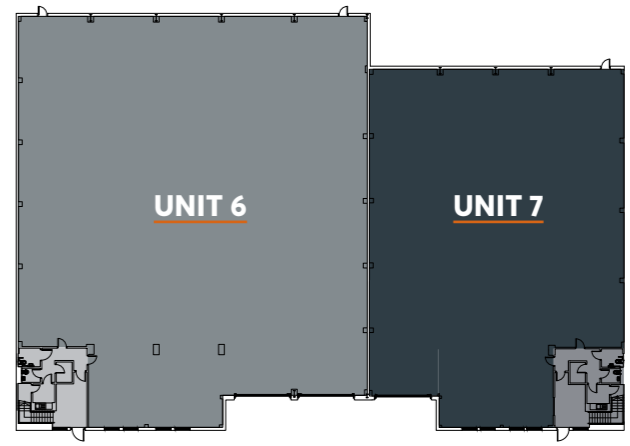
Schedule of accommodation

UNIT 6	
WAREHOUSE	13,000 SQ FT (1,207.78 SQ M)
RECEPTION & WELFARE GROUND FLOOR	524 SQ FT (48.68 SQ M)
FIRST FLOOR	1,554 SQ FT (144.39 SQ M)
TOTAL	15,078 SQ FT (1,400.89 SQ M)

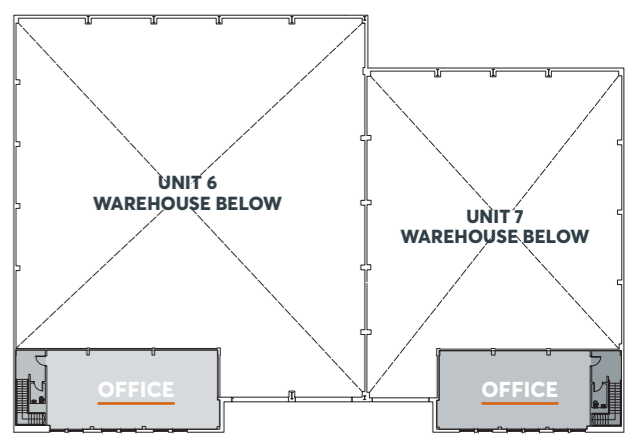
UNIT 7	
WAREHOUSE	8146 SQ FT (757.06 SQ M)
RECEPTION & WELFARE GROUND FLOOR	524 SQ FT (48.68 SQ M)
FIRST FLOOR	1,393 SQ FT (129.43 SQ M)
TOTAL	10,063 SQ FT (934.94 SQ M)

*All floor areas are approximate gross internal areas.

- Fully fitted first floor offices with suspended ceilings, LED recessed lighting, electric heating and perimeter trunking
- Refurbished to a high standard and ready for immediate occupation
- Minimum eaves height of 8m
- Refurbished WC facilities throughout, including accessible
- New high quality kitchen and shower room facilities fitted
- Electrically operated insulated sectional loading doors
- Deep concrete service yards
- Secure site including out-of-hours electronic gate and CCTV
- Ample demised parking
- Full height brick office elevations
- EPC B



GROUND FLOOR



FIRST FLOOR

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. September 2023. TBDW 04414-02.