

EVOL

UTION

**A  
developing  
story**

ION

LONGBRIDGE

# AN ENTERPRISING PLACE

Longbridge Business Park offers superb large-scale land and development opportunities across the manufacturing, R&D, healthcare and medical sectors.

With a £20million investment in infrastructure, and a brand new multi-million-pound public realm, Longbridge Business Park offers unrivalled freehold and leasehold opportunities to businesses of all sizes across the manufacturing, R&D, healthcare and medical sectors.

There is huge scope for investment for headquarter-style statement buildings, high-tech manufacturing hubs, R&D labs and multi-purpose office blocks and with global businesses such as AllSee Technologies, IVC-Evidensia, Sterling Pharma and Waters Corporation having already purchased, and with a sustainable neighbourhood in development, there's never been a better time to invest in Longbridge.

68  
businesses



# CREATING A NEW LEGACY

The transformational development of the former West Works site provides a unique link between the past and present of this historic place.

Occupiers benefit from the established town centre amenities, beautiful green spaces, a wide range of modern homes and excellent, sustainable transport links.

The regeneration of West Works includes a new green way along a one mile stretch of the River Rea, fully accessible to the locals and visitors via new footpaths and cycle routes, connecting to the heart of Longbridge Town Centre and beyond.

With over 20 acres of land available to develop, we have a wide range of plots that can be combined or split further to suit your individual requirements.

Longbridge Business Park is the most exciting new life-science and high tech manufacturing place to be.



**75**  
acre mixed-use  
development

Longbridge has a number of key attributes that make it ideally suited to modern business.

**BUILD  
TO SUIT**

**Operationally  
NET ZERO  
CARBON**

**Direct access  
to the  
A38**

**Midlands  
largest  
m&s**

**Train every  
10  
minutes**

**M5 J4  
6 MINS**

**Beautiful  
GREEN  
spaces**

**TIER 1  
fibre data  
connection**

**Population of  
5.5M  
in 60 mins  
drive time**

**Multiple  
CYCLE  
routes**

**Delivering up to  
10,000  
jobs**

**FREEHOLD  
LEASEHOLD**



# BUILDING FOR THE FUTURE

The commercial areas are shown below in nine indicative plots which can be combined or split further to suit your requirement.



- PLOT 1**  
4.01 acres 100,000 – 150,000 sq ft
- PLOT 2**  
4.07 acres 100,000 – 150,000 sq ft
- PLOT 3**  
Waters Corporation
- PLOT 4a**  
1.5 acres 30,000 – 70,000 sq ft
- PLOT 4b**  
Metalor
- PLOT 5**  
Sterling Pharmaceuticals
- PLOT 6**  
3.44 acres 30,000 – 190,000 sq ft
- PLOT 7**  
3.72 acres 30,000 – 190,000 sq ft
- PLOT 8a**  
Allsee Technologies
- PLOT 8b**  
2 acres 30,000 – 100,000 sq ft
- PLOT 9**  
IVC Evidensia





**FREEHOLD  
LEASEHOLD**

**Beautiful  
GREEN  
spaces**







**Operationally**  
**NET ZERO**  
**CARBON**



# CONTACT



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Longbridge Business Park



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