

NETWORK PARK BIRMINGHAM

SALTLEY, BIRMINGHAM B8.1AU



Extensively
refurbished
warehouse units



Level access
doors



LED Lighting

INDUSTRIAL / WAREHOUSE FACILITY READY SUMMER 2023

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



Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

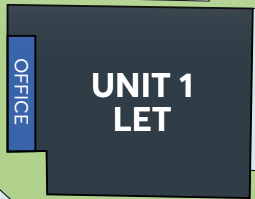
Source: Google maps.
Travel distances are approximate.
Maps not to scale.

↑ To Birmingham City Centre

↓ Estate entrance

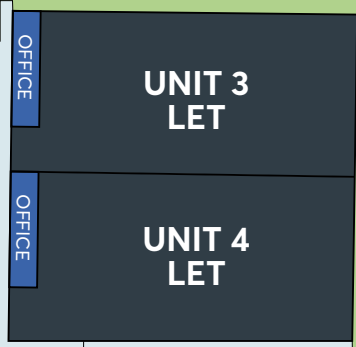
Duddleston Mill Road

Estate Entrance



UNIT 2
LET

OFFICE



UNIT 5
LET

OFFICE

UNIT 6

UNIT 7

UNIT 8
LET

OFFICE

UNIT 9
LET

OFFICE

Estate Road

Communal Car Parking



Site plan is indicative.



Closest occupiers include:

- Greggs Mainstream Way Facility
- Booker
- Smurfit Kappa
- Go Interiors

↑ Secondary estate entrance leading to Adderley Road



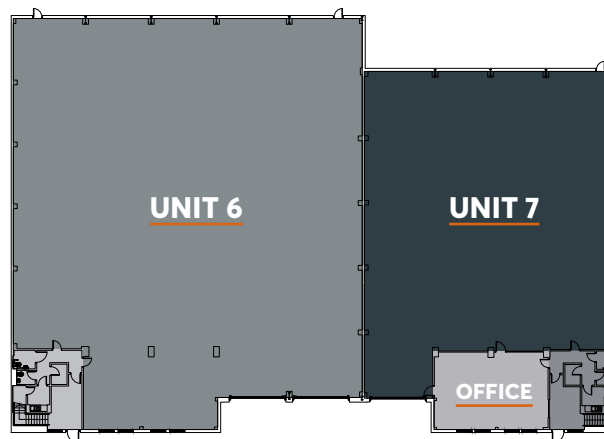
Schedule of accommodation

UNIT 6	
WAREHOUSE	13,000 SQ FT (1,207.78 SQ M)
TOTAL GROUND FLOOR	13,524 SQ FT (1,256.50 SQ M)
OFFICE FIRST FLOOR	1,331 SQ FT (123.65 SQ M)
TOTAL FIRST FLOOR	1,554 SQ FT (144.39 SQ M)
TOTAL	15,078 SQ FT (1,400.89 SQ M)

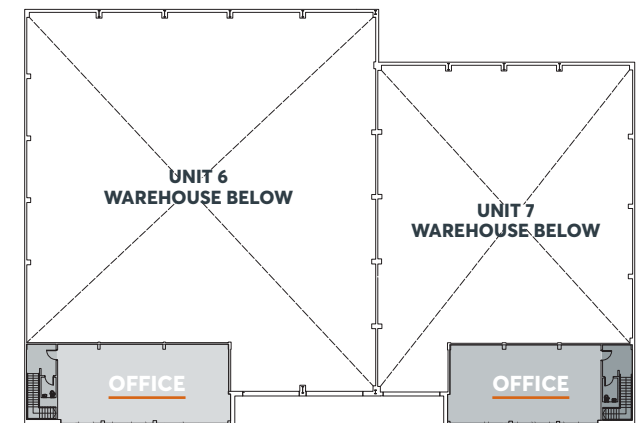
UNIT 7	
WAREHOUSE	8146 SQ FT (757.06 SQ M)
OFFICE GROUND FLOOR	875 SQ FT (81.28 SQ M)
OFFICE FIRST FLOOR	1,169 SQ FT (108.61SQ M)
TOTAL FIRST FLOOR	1,393 SQ FT (129.43 SQ M)
TOTAL	10,063 SQ FT (934.94 SQ M)

*All floor areas are approximate gross internal areas.

- Fully fitted offices with expansion capability including suspended ceilings with integral lighting, electric heating and three compartment trunking
- Fitted kitchen areas
- Electrically operated insulated sectional loading doors
- Deep concrete service yards
- Secure site including out-of-hours electronic gate and CCTV
- Generous parking provision
- Full height brick office elevations
- Planned refurbishment works to increase EPC ratings up to B



GROUND FLOOR



FIRST FLOOR



**NETWORK
PARK**
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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. April 2023. TBDW 03902-01.